



Mexilhoeira Grande - Villa



3
Bedrooms

4
Bathrooms

255
Area (m²)

845
Land Area (m²)

Swimming Pool

975 000 €
(EUR €)

Modern villa in a quiet location with spacious infinity pool and south-facing terrace

This exclusive, modern villa is located in the residential area of Monte Canelas, in the district of Portimão. The location is ideal for those who are looking for peace and privacy, but still do not want to miss out on the proximity to the amenities and attractions of the surrounding area. Here you live a little away from the hustle and bustle, but still central enough to reach well-known coastal towns such as Alvor and Portimão as well as the beach in just 15 to 20 minutes by car. The two towns offer a variety of restaurants, shops and leisure activities, making them ideal for varied excursions.

In addition, the famous Autódromo do Algarve race track is only 10 minutes away. Various events and motorsport events take place here regularly, which will delight not only motorsport fans.



Felix Schormann

felix.schormann@oceanhorizon.pt

T +351 928064049 ² · E info@oceanhorizon.pt
8600-152 Luz, Faro, Portugal
AMI 23337

¹ (Call to national fixed network) | ² (Call to national mobile network)



The villa is currently under construction and will be completed around September 2025.

Outdoor Area

The south-facing terrace with its spacious infinity pool is the heart of the outdoor area. The villa will be built at ground level in an L-shape around the pool and terrace area, making the outdoor area private and sheltered from the wind. Adjacent to the terrace is a fully equipped outdoor kitchen – perfect for summer BBQs. With over 80m², the terrace offers enough space for a cozy outdoor lounge, a dining area and additional sun loungers.

From the terrace, a practical side entrance leads directly to a separate, small bathroom with shower. This allows you or your guests to bypass the path through the villa – ideal for avoiding wet feet after visiting the pool or for convenient access to the toilet. There is also a technical room in this area. The villa is equipped with modern building technology. The technical and storage room offers enough space for all technical installations and additional storage space.

Interior Area

The interior of the villa is characterized by bright, open and friendly spaces, flooded with natural light through floor-to-ceiling windows and offering direct access to the south-facing terrace.

The spacious living and dining area with open kitchen including cooking island is the central meeting point of the house. This is where daily life takes place - whether cozy evenings with the family or a meeting with friends, this room offers the ideal setting for a social gathering.

The hallway to the sleeping area is also flooded with light and you can look through a large window next to the entrance area to a pretty and green flowerbed. The hallway first offers access to a guest toilet and then leads on to the three bedrooms.

Each bedroom is equipped with custom-made built-in wardrobes and offers an area of at least 17.4 m², which provides an overall generous feeling of space.

The master bedroom is the highlight of the private areas: With a walk-in closet or dressing room and a spacious en-suite bathroom, the highest level of comfort is offered here.

The two other bedrooms are ideal as guest rooms or children's rooms and also offer direct access to the terrace. An additional, modern bathroom is easily accessible via the hallway.

The separate hallway also houses a room that is intended as a laundry room and offers ample storage space.

Depending on the time of purchase within the construction process, certain materials, such as tiles, doors of the built-in wardrobes, etc. can still be selected within the planned budget.

If you are looking for a modern and high-quality villa, which offers a lot of privacy with a south-facing location and which, despite its relative proximity, is slightly outside the tourist centres, this property is a very good choice! A rental license (AL license) can also be applied for for this villa, so that an official rental and holiday rental is possible if necessary. The location is very popular for holidaymakers with an interest in motorsport, especially due to its proximity to the Autodromo / Algarve race track.



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If you have any questions or would like to arrange a viewing of this beautiful house under construction, we are always at your disposal. Contact us, we look forward to hearing from you!

Property Features

- Underfloor Heating
- Washing machine
- Air conditioning
- Walk-in wardrobe
- Proximity: Airport, Mountain, Beach, Golf course, City, Schools
- Built year: 2025
- Laundry
- Kitchenette
- Views: Countryside views, Pool view, Village view, Garden view
- Quiet Location
- Solar heating
- Security door
- Solar orientation: South
- Equipped kitchen
- Dishwashing machine
- Fitted wardrobes
- Pool
- Garden
- Floors: 1
- Drive way
- Storage / utility room
- Double glazing
- Parking space
- Barbecue
- Energetic certification: A
- Terrace



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