



Luz - Villa



 4	 4	 255	 716		1 090 000 €
Bedrooms	Bathrooms	Area (m ²)	Land Area (m ²)	Swimming Pool	(EUR €)

Modern villa in Monte Lemos, Praia da Luz

This new construction project offers you the excellent opportunity to purchase a modern villa in the well-known urbanisation of Monte Lemos, just one kilometre from the beach of Praia da Luz.

The plot is fully developed and construction can start immediately as the project has been officially authorised. The villa is built over two floors and has a very attractive and practical design. A modern home is being built on a 716 m² plot in a quiet and privileged location.



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)



On the ground floor, an entrance area leads you to a light-flooded living and dining area with wide window fronts and an open-plan kitchen with an attractively spacious kitchen bar. A corridor lined with floor-to-ceiling windows leads to a bedroom with en-suite bathroom and views of the pool and garden. The ground floor also has a guest toilet, a small laundry/utility room and a technical room that is only accessible from the outside.

A staircase leads to the first floor, where there are two further bedrooms and an additional room that can be used as an office or a fourth bedroom, as well as two bathrooms. One of the bedrooms - like the one on the ground floor - can be reached via a light-flooded corridor that is set slightly apart. All rooms on the upper floor have access to a south-west-facing balcony.

In the outdoor area - also facing south-west - there is a spacious terrace and a pleasantly large swimming pool. The villa's angular architecture results in a lot of privacy, even though the villa is located in a very high-quality, beautiful residential area and in a cul-de-sac with hardly any traffic.

Technically, the property boasts reversible air conditioning, which can be used for both cooling and heating, electric shutters, double-glazed windows and external thermal insulation. State-of-the-art materials and sustainable construction guarantee longevity and living quality at the highest level. The expected / planned energy certificate 'Pre-Certificado Energético' is A+.

The Monte Lemos urbanisation is located just 1 km from the beach of Praia da Luz and is characterised by its good infrastructure and high-quality neighbourhood. Praia da Luz itself is a pretty coastal town with a picturesque beach, crystal-clear water and a relaxed atmosphere. The seafront promenade, local cafés and restaurants and numerous leisure facilities make this an ideal retreat.

An individual home with a price advantage

The purchase of this property takes place in two steps: Firstly, you purchase the plot of land. Then a building contract is concluded with a renowned company from Lagos, which can look back on more than 100 successfully realised villas. This model offers you numerous advantages: you receive a



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)



customisable house - for example, underfloor heating can be installed for an additional charge - with modern fittings and a quality guarantee at a price that is significantly below the market value of a comparable completed house.

Take this opportunity to realise your dream of a new and excellently planned villa with fittings to your taste in one of the most sought-after areas of the Algarve. Praia da Luz offers a unique combination of tranquillity, natural beauty and easy access to the vibrant city of Lagos with its historic attractions, first class restaurants and marina.

Option for customised planning

You also have the option of purchasing only the plot without realising the planned building project. In this case, you can develop your own project and have it individually approved. The fully developed plot offers you the perfect basis for realising your own personal ideas. Further information on the plot without a building project can be found here: <https://www.oceanhorizon.pt/en/property-detail/building-plot-monte-lemos-praia-da-luz-building-plot-for-sale/601952>

Contact us for more information or to arrange a viewing appointment. We will guide you professionally and transparently through the entire process - from planning to handing over the keys.



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)



Property Features

- Equipped kitchen
- Fitted wardrobes
- Proximity: Airport, Beach, Golf course, Shopping, Restaurants, Hospital, Pharmacy, Schools
- Floors: 2
- Drive way
- Double glazing
- Parking space
- Solar orientation: South, West
- Terrace
- Air conditioning
- Pool
- Garden
- Laundry
- Views: Countryside views, Mountain views, Pool view, Urbanization view, Garden view
- Quiet Location
- Energetic certification: A+
- Balcony



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)