RealKasa® eXp®

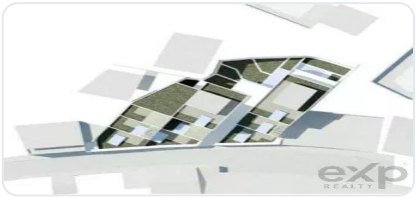
Real Estate Solutions

At RealKasa®, our market strategy is focused on discretion, premium presentation, and highly qualified buyer matching. Each property is positioned with a tailored narrative to maximize perceived value and market response.

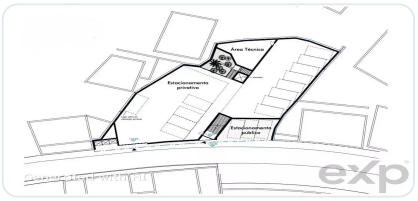
Nine luxury apartments with private pools – an exclusive concept with villa feel

Ref: 86049989 | Faro > Lagoa > União das freguesias de Estômbar e Parchal









€1.167.650

Business type	Sale	**Property type**	Land
Area	1.100 m2	**Land area**	1.100 m2

Description

This fully licensed project consists of nine luxury apartments, each with a private pool and outdoor space. It combines the privacy and comfort typical of a villa with the practicality and convenience of apartment living, a rare opportunity to acquire a turnkey residence near the sea.

The project includes over 1,100 m² of approved construction area, with a combination of 2-bedroom, 3-bedroom and 4-bedroom apartments. Each unit has been carefully designed to maximize natural light entry, with openings in multiple directions, flexible layouts and private outdoor spaces. The upper floors offer sea views, while all units reflect a fusion of contemporary design and subtle local elements.

Amenities include private underground parking, common garage area and elevator with access to all floors. Each apartment has direct or semi-private entrance, providing an exclusive and reserved living experience. The units are ideal as a primary residence, holiday home or premium investment for rental.

Located in a consolidated and highly sought-after area, with extremely limited supply for new construction, the project responds to a clear market need. Furthermore, it benefits from a reduced VAT rate of just 6% on construction, thanks to its classification in an urban rehabilitation zone (ARU), significantly increasing its financial appeal.

Project financial data – Investment and return
Total investment (including VAT, where applicable): €3,628,650
Distributed as follows:

€1,167,650 for land acquisition and project

€6,000 in legal fees

€70,000 in architecture and engineering fees (including execution project)

€225,000 in financing costs (interest and bank commissions, considering 24 months duration)

€2,160,000 in turnkey construction costs (approximately 1,200 m² at €1,750/m², high standard)

Financing structure:

Bank financing (approximately 70% of land and construction costs): €2,329,355

Own capital required: €1,299,295

Estimated sale value: €4,750,000
(based on 950 m² of sellable area at €5,000/m², already deducting commissions and legal expenses)

Estimated net profit: €1,121,350
Return on equity (ROI): 86.3%

This project represents not only a distinctive residential proposal, but also an investment opportunity with solid

fundamentals, in a mature market with strong demand.

Related Properties



Faro > Lagoa > Ferragudo

Bifamily Villa in Ferragudo – Charm, Space and Potential

Ref: 87510156

€699.750



Faro > Lagoa > Ferragudo

Elegant semi-detached 3-bedroom villa with terraces, double garage and pool – 300m from new golf course and 1km from Ferragudo beaches

Ref: 87475208

€715.000



Faro > Lagoa > Ferragudo

Luxury Villa in Ferragudo | Contemporary Architecture and Ready to Move In

Ref: 87549426

€1.800.000



Faro > Lagoa > Porches

Renovated estate ideally located, in the heart of nature.

Ref: 86586498

€750.000

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This brochure was prepared by RealKasa® for property presentation.

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