RealKasa® eXp®

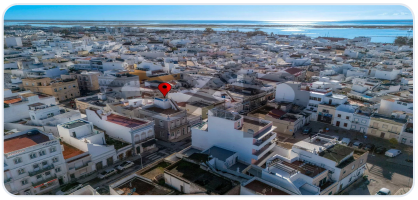
Real Estate Solutions

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.

Stunning large townhouse in the heart of Olhão

Ref: 86652828 | Faro > Olhão









€840.000

Business type	Sale	**Property type**	House
Bedrooms	4	**Bathrooms**	2
Area	174 m2	**Total rooms**	4
Balcony	Yes	**Terrace**	Yes
Building area	174 m2		

Description

This spacious townhouse, located in the vibrant downtown Olhão area, has been meticulously remodeled according to the highest standards. With high-quality materials, it preserves the original charm of the property, featuring elegant details such as high ceilings and carefully restored or reproduced antique tiles.

The property offers versatile living options: it can serve as a spacious family home with four bedrooms, two living rooms, two kitchens and two bathrooms, or can be divided into two separate apartments with two bedrooms each, each with its own living room, kitchen, bathroom and two double bedrooms. The house has two separate entrances and a third that leads to a rooftop terrace larger than average with a charming watchtower (Mirador). From this vantage point, you can enjoy stunning views over the rooftops and the nearby ocean.

Bathed in natural light by large double-glazed windows and adorned with high ceilings, this house is both airy and inviting. It can be used as a large family residence or as an investment property. The current owners have successfully used it for tourist rentals, generating substantial annual income and receiving high customer ratings online, a profitable opportunity that can be continued by the new owner.

Strategically located within walking distance of the fresh produce market, popular bars and top restaurants known for their seafood, as well as the ferry service to the islands of Armona, Culatra and Farol - each island features miles of golden sand beaches, lively bars and refined dining options. The train station is also easily accessible and the airport is just twenty minutes' drive away, with convenient access to all major roads.

Recent Updates:

The building underwent a deep rehabilitation, with significant improvements in technical systems and materials, enhancing overall energy performance and offering thermal and acoustic comfort.

Windows: All windows have been replaced with high-performance thermal frames, custom-made by Master Raposa. Most frames are solid wood, complemented by a PVC sliding door on the upper floor. The frames incorporate SALAMANDER Brügmann profiles (originating from Germany) with low-emissivity double glazing (Low-E), providing:

Reduced thermal transmission (Uw)
Excellent air tightness
Control of solar gains in summer and minimization of heat loss in winter
Remarkable acoustic insulation
Exterior walls: The traditional thick stone masonry walls, typical of the original construction from the 1920s, offer:

High thermal inertia to stabilize interior temperatures
Attenuation of daytime and nighttime thermal peaks
Natural acoustic insulation
Reduction of air conditioning energy requirements
The original exterior wall tiles were removed and reinstalled after the application of insulation.

Ground floor and wet areas: Schlüter®-KERDI-BOARD panels, composed of an extruded polystyrene (XPS) core, were integrated to serve as robust support for coatings, thermal insulation and vapor barrier. Key features include:
Thermal conductivity (λ): 0.035 W/mK (DIN EN 12667), classifying the material as a high-performance insulator.

Vapor barrier function, which limits moisture and heat transfer.
Complete water impermeability, preventing infiltration and material degradation.
Dimensional stability, ensuring continuity of the building envelope.
The installation of these panels significantly improves the hygrothermal performance of interior walls, particularly in wet areas, contributing to building durability and thermal comfort.

Terraces and Exterior Areas: All terraces and accessible exterior spaces are covered with traditional Santa Catarina tiles, applied over an appropriate waterproofing system. This finish provides:

High thermal inertia of the horizontal envelope
Reduction of excessive heat gains
Improvement of passive thermal performance in a Mediterranean climate
Climate Control: The building is equipped with reversible air conditioning units (air-to-air heat pumps) in all bedrooms and living/kitchen areas, offering:

Efficient heating in winter
Cooling during summer
High seasonal efficiency
Lower primary energy consumption associated with air conditioning
Hot Water: A solar thermal system, with panels installed on the roof and a designated storage system, ensures the availability of hot water.

The masonry, stonework and structural elements have been carefully preserved and restored, maintaining the original thermal mass of the building. The exterior ceramic cladding was restored and reinstalled in 2020, ensuring protection of the building envelope.

The interior features handcrafted hydraulic tiles, a durable material known for its excellent thermal storage capacity and contribution to interior thermal stability.

Summary: This property perfectly integrates thick stone walls, Schlüter®-KERDI-BOARD insulation panels (λ = 0.035 W/mK), high-performance frames, efficient air conditioning systems and solar energy for hot water production.

Related Properties



Faro > Olhão > União das freguesias de Moncarapacho e Fuseta

T1 in resort in Moncarapacho and Fuseta

Ref: 85507093

€185.000



Faro > Olhão

House in the center of Olhão with approved project.

Ref: 87005464

€199.900



Faro > Olhão

MIXED rustic/urban LAND with ruins for sale in FARO district

Ref: 85506486

€200.000



Faro > Olhão

Commercial and Service Space

Ref: 85949039

€230.000

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This brochure was prepared by RealKasa® for property presentation.

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