

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.

## 3-Bedroom House with Swimming Pool, Terraces and Views of the Ria Formosa | Aldeia de Marim - Olhão

Ref: 8700-201 | Faro > Olhão > Olhão



€840.000

<b>Business type</b>	Sale	<b>Property type</b>	House
<b>Bedrooms</b>	3	<b>Bathrooms</b>	4
<b>Area</b>	273,8 m2		

## Description

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Discover this elegant, as new contemporary villa, situated in the peaceful village of Marim, in a prime location between Fuseta and Olhão. Just a few minutes from Praia dos Cavacos and the eco-trail that runs alongside the Ria Formosa, this property offers the ideal balance between nature, comfort and proximity to urban amenities.

The property is spread over several levels and has been designed to provide plenty of natural light, functionality and spacious rooms.

In the basement, which measures approximately 46 m<sup>2</sup> and benefits from natural light, there is a versatile area comprising a bathroom, laundry area and storage space. This space can easily be adapted for various purposes, such as an additional bedroom, a gym, a cinema room or a leisure area.

The ground floor comprises a bathroom, a modern, fully equipped kitchen, which opens onto the living and dining area, creating a harmonious atmosphere ideal for socialising. From this floor, there is direct access to the outdoor area and the swimming pool.

On the first floor are three comfortable bedrooms. The master suite features an en-suite bathroom, a walk-in wardrobe and access to a spacious terrace. The other two bedrooms share a full bathroom and a balcony overlooking the Ria Formosa. All bedrooms include fitted wardrobes with interior lighting, and the bathrooms on this floor are fitted with underfloor heating.

At the top of the villa is a spacious terrace of around 70 m<sup>2</sup>, offering a 360° panoramic view of the surrounding landscape, ideal for enjoying the Algarve climate.

Outside, the property features a private swimming pool with a shower, a leisure area and two parking spaces.

The villa also features a range of high-quality fittings and finishes, including:

- Air conditioning in all rooms
- Double-glazed windows with mosquito nets
- Electric blinds with smart control system
- Marble staircase with glass balustrade and lighting
- Alarm system and video intercom
- Solar panel with 350-litre tank
- Sanitana sanitary ware

General features of the property:

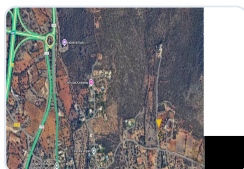
- Brand-new modern villa
- 3 bedrooms
- En-suite with walk-in wardrobe
- 3 bathrooms
- Basement with natural light
- Versatile space in the basement (gym, games room, cinema or extra bedroom)
- Fully fitted kitchen

- Open-plan living and dining area
- Built-in wardrobes with interior lighting
- Underfloor heating in the first-floor bathrooms
- Private swimming pool with outdoor shower
- Several terraces
- Panoramic terrace of approximately 70 m<sup>2</sup>
- Views over the Ria Formosa and the surrounding countryside
- Parking for two vehicles

The location is another of its strong points, situated just a few minutes from Olhão, with quick access to the EN125, around 15 minutes from Faro, 20 minutes from Tavira and approximately 25 minutes from Faro Airport.

An ideal property for a permanent home, holiday home or investment, combining modernity, comfort and proximity to the sea.

## Related Properties



Faro > Olhão > Olhão

### **Rustic Land in Moncarapacho | Ideal for Agriculture, Leisure or Investment**

Ref: 86665284

€20.000



Faro > Olhão > Olhão

### **1-Bedroom House with Rooftop Terrace in Barreta - Olhão**

Ref: 8700-000

€90.000



Faro > Olhão > Olhão

### **Rural land, South Bias**

Ref: 86355583

€95.000



Faro > Olhão > Olhão

### **TERRENO RUSTICO for sale in district Faro**

Ref: 85506485

€100.000

## Real Estate Solutions

This brochure was prepared by RealKasa® for property presentation.

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