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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.

# Elevated Villa in the Algarve with Incredible Sea Views, Swimming Pool and Exceptional Energy Efficiency

Ref: 87403527 | Faro > São Brás de Alportel

Elevated Villa in the Algarve with Incredible Sea Views, Swimming Pool and Exceptional Energy Efficiency

Elevated Villa in the

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## €725.000

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| **Business type** | Sale | **Property type** | House |
| **Bedrooms** | 3 | **Bathrooms** | 3 |
| **Area** | 180 m2 | **Total rooms** | 4 |
| **Balcony** | Yes | **Terrace** | Yes |
| **Heating** | Electric | **Building area** | 180 m2 |

## Description

Situated in an elevated position above the Algarve countryside, this bright and beautifully renovated villa offers stunning views of the surrounding landscape towards the ocean. Offering privacy, tranquility and an exceptional sense of space, it is conveniently close to local amenities, excellent restaurants, beaches, Faro Airport and some of Europe's best golf courses in the Golden Triangle.

With high-quality restaurants, shops, services and leisure facilities within a short drive, this is an ideal property for permanent residence, luxury holiday retreat or a solid investment in one of the most desirable areas of the Algarve.

A renovated and highly energy-efficient home.
Originally built approximately 40 years ago, the villa was renovated and re-insulated about ten years ago. The result is a bright, comfortable and easy-to-maintain home, offering excellent insulation and impressive energy efficiency throughout the year.

The main single-storey residence includes:
• A spacious and bright living and dining room
• A fully equipped kitchen
• Two generous bedrooms, each with its own bathroom
• A separate office, ideal for working from home or occasional guest use.

The practical single-level layout is perfectly suited for comfortable family living and effortless enjoyment throughout the year.

Independent guest studio:
A fully equipped 55 m² studio apartment offers valuable additional accommodation for family, friends or guests. It includes:
• A living and dining room
• A kitchen
• A bathroom
• A large covered terrace with barbecue

Offering complete independence and privacy, the studio is ideal for receiving visitors or creating a private retreat.
Spectacular views, swimming pool and outdoor living
The villa's elevated position is one of its most impressive features. From the house, terraces and pool area, views extend over the tranquil rural landscape towards the Atlantic.

The outdoor spaces have been designed to make the most of the Algarve's climate and landscapes, featuring:
• A 10 × 5 metre saltwater swimming pool in an attractive figure-eight shape
• Low-maintenance gardens
• Ample terraces
• A large covered and sheltered leisure area
• An outdoor kitchen/bar with barbecue
• A dining area with a large table for approximately 20 guests.

The covered terrace overlooks the pool, countryside and sea, creating a wonderful setting for long lunches, sunset drinks

and entertaining with family and friends. It also offers tranquil spaces for relaxing, reading, writing, painting or simply enjoying the incredible views.

Comfort in all seasons:
Thanks to its comprehensive insulation and modern systems, the property offers excellent comfort throughout the year:
• Complete insulation
• Double-glazed windows
• Wood-burning fireplace
• Automatic pellet heating system with Wi-Fi control
• Hot air distribution throughout all rooms
• Air conditioning
Solar energy and low operating costs:
Designed with energy efficiency in mind, the villa benefits from:
• Ten solar panels
• 5 kW battery storage system
• Solar water heating system
• Connection to the main electricity grid
• Energy rating: A

These features significantly reduce energy consumption and operating costs while providing a high degree of energy independence.

Privileged location in the Algarve:
The property is peacefully situated in the interior of São Brás de Alportel, approximately 5 km from the town and near Corotelo, Bordeira and Funchais.

Despite its tranquil and elevated setting, it is within short distance of a wide variety of amenities and attractions. A short journey from the towns of São Brás de Alportel, Loulé, Faro, beaches, supermarkets, schools, medical services and local markets.

Excellent access to an excellent selection of restaurants, from traditional Algarve cuisine to internationally recognised gastronomy.

For golf enthusiasts, the villa is ideally located within short distance of the renowned golf resorts of the Golden Triangle.

Parking and access:
The property includes:
• Carports
• A large private parking area
• Secure electric entrance gates
Key features
• Independent villa in an elevated and tranquil position
• Incredible views of the countryside and ocean
• Three bedrooms in total, including the independent guest studio
• Separate office
• Three bathrooms
• Fully equipped 55 m² guest studio

• 10 × 5 metre saltwater swimming pool
• Ample covered terraces
• Outdoor kitchen/barbecue area
• Wi-Fi controlled pellet heating
• Wood-burning fireplace and air conditioning
• Ten solar panels with 5 kW battery storage
• Solar water heating system
• Energy rating A
• Carports and secure electric entrance gate
• Ready for immediate occupancy
• Possibility of purchase with furniture included

A rare opportunity in the Algarve:
With incredible sea views, an elevated and private position, excellent energy efficiency and exceptional outdoor spaces, this villa offers a truly special Algarve lifestyle.
Enjoy the tranquility of the countryside whilst remaining close to all amenities, an exceptional choice of restaurants, Faro Airport, the coast and Europe's best golf courses. Whether as a permanent residence, luxury holiday home or investment, this is a rare opportunity to experience the best of the Algarve.

## Related Properties



Faro > São Brás de Alportel

**Contemporary 4-Bedroom Property Project in São Brás de Alportel – Algarve - Faro**

Ref: 86823839

€180.000



Faro > São Brás de Alportel

**2-Bedroom Semi-New Apartment in São Brás de Alportel – Faro – Algarve**

Ref: 87408480

€342.000



Faro > São Brás de Alportel

**São Brás de Alportel, Algarve - Spacious and Modern 3-Bedroom Apartment**

Ref: 87403561

€430.000



Faro > São Brás de Alportel

**3-Bedroom Villa with Magnificent Panoramic Views, near São Brás de Alportel, Loulé and Faro**

Ref: 86933557

€1.125.000

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This brochure was prepared by RealKasa® for property presentation.

**Phone:** +351 914064060

**Email:** info@realkasa.pt