DIVINE HOME®
IMOBILIÁRIA • REAL ESTATE

# Estombar

**prix sur demande**

## Ref: SAP1089a

Always wanted to live among the vineyards? Enjoy a good glass of wine on your own terrace? This is a great opportunity for you then! This unique project near Carvoeiro is just been on the market. Construction has already started and will be completed within a few months. The project consists of 32 modern bungalows with one bedroom, luxury bathroom, living room with a luxurious open kitchen and terraces. It really is a unique setting in the middle of the vineyard and the homes have a luxurious, modern feel. A communal swimming pool with a bar/restaurant is also built and all facilities and workshops of the vineyard are also accessible.

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| 52sm | 0sm | 1 | 1 | oui |

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This turn-key project is the true combination of a holiday home and an investment project.
Located on the estate itself and surrounded by picturesque vine-covered hills, offers unparalleled peace and tranquillity.
Located on the outskirts of Carvoeiro, a selection of local restaurants, services, and beaches are just a short drive away.
Ferragudo and Portimao are as well on a short drive away. Faro airport is 45 minutes and the award-winning Golf resorts are within 5 minutes drive.

There are 2 types of bungalows: suites and the villa suites. The first row, the villa suites, are in front of the vineyards and have great views. Most of them are south or south-east facing. This type (first row) are the bigger ones, 52m².
The houses have private terraces in front and at the side with a pergola for great outside dining. The living is very bright and has an open plan luxury kitchen, bathroom with shower, toilet, bidet, and sink.

The other smaller houses are on the second and third-row and have the same layout but in total 42m².
They are using high-quality materials and the finishings are very nice.

You can choose to live their yourself or rent out. There is a rental company that can do all the work for you. If you choose to rent out for investment you will get a return on investment of 3% for the next four years.

This great holiday home is in the middle of the vineyards, you can even buy your own part of the vineyard. There are wine tastings and workshops, art and many more.

The monthly costs are from € 159,- and include fees as water, electricity, maintenance of pool and garden, internet, insurance and more.

PROPERTY SPECIFICATIONS:
•Electrical underfloor heating
•Air conditioning (Daikin)
•High-end kitchens (Santos & Silestone)
•Double glazed windows and doors
•Solar powered hot water production
•Bathrooms with walk-in shower
•Natural marble floors in all internal areas
•Natural marble floors on the external terrace
•Private terrace
•Private garden area adjacent to terrace with a pergola
•Furniture package mandatory € 10.570 + VAT for the suites and € 12.195 + VAT for the villa suites.

ON-SITE FACILITIES:
•Sun deck and two pools, one of which is heated all year
•Additional storage facilities on request
•Restaurant and bar
•Gymnasium
•Tennis court
•Paddle-tennis court
•Mini-golf / Putting Green
•Animal park
Facilities:
•Sports & Tennis, Mini Golf, animal farm, restaurant, vineyard, atelier, gardens with art, and more

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## Détails généraux

- Année de construction: 2020/2021
- Type : Jumelée
- Vue: Vue campagne, Vue jardin
- Piscine: Piscine comunne
- Exterieur: Jardin privée, Jardin communale, Terrace / Balcon
- Eau: Eau de ville
- Égouts: Tout-á-l´égout

## Détails intérieurs

- Chauffage: Chauffage au sol (electrique), Climatisation (chauffage + refroidissement), Chauffage par le sol
- Eau chaude: Panneau solaire
- Isolation: Double vitrage
- Mobilier: Mobilier negotiable
- Cuisine: Entièrement équipé
- Salle de bain(s): Douche, Bidet
- Finishings: Portes coulissantes
- Certification énergétique: B

## Détails extérieurs

- Piscine: Communalle, Chauffé
- Surface piscine: 20x10
- Jardin: Jardin privé, Jardin communalle, Clôturé, Terrace / balcon, Arrosage automatique
- Parking: Parking Privé
- Plage: 5 min. en voiture
- Terrain de golf: 5 min. by car
- Supermarché: 5 min. by car
- Restaurant: 5 min. walking
- Centre de santé: 5 min. by car
- Aéroport: 45KM
- Titularité: Titularité privé (On-shore)