



**Carvoeiro**

**649,500 €**

**Ref: SVP1325-B**

Luxury villas in a brand new gated garden community in Carvoeiro. Located just a few minutes' drive from Carvoeiro town centre within walking distance of beaches and restaurants. Already 90% is sold. The construction is finished. Handover already started. Only one 3 bedroom semi detached villa available!!



150sm



0sm



3



2



oui

Luxury 3 bedroom villas in a brand new gated garden community in Carvoeiro. Currently 90% is sold. The construction is finished. Handover already possible!.

#### AVAILABILITY

From a total of 16 villas 90% is sold. In below overview you can see exactly which villas are available for sale. We have one 3 bedroom villa, and one 5 bedroom villa and a studio still for sale.

Villa 12- 3 bedroom semi detached villa up side down type

Villa 17- 5 bedroom villa

Apartment 18 - Studio apartment

The properties have a high standard of full thermal insulation, featuring underfloor heating and air conditioning. Space has been meticulously planned to avoid wasting energy, with generously proportioned open-plan living spaces and less space apportioned to bedrooms, hence reducing heating and cooling costs.

The villa with one communal pool and each with a built area of 150 m<sup>2</sup> are set in a 17.395 m<sup>2</sup> plot.

These villas with the inverted "Layout B (Villa 11-16)", have the living area on the first floor and the bedrooms on the ground floor. Each property has a private outdoor space. The upkeep of the communal gardens and swimming pool is shared between all owners. Private gardens vary from 100 to 400 m<sup>2</sup>.

#### PROPERTY FEATURES

- High grade marble floor-tiles both inside and outside
- Electrical underfloor heating
- Double glazed windows and doors
- Solar powered hot water production
- Bathrooms with walk-in shower
- Quality appliances throughout
- Daikin air conditioning
- Premium SANTOS kitchens & Silestone kitchen tops

#### ABOUT THE RESORT

The villas have been especially designed to ensure comfortable year-round and winter living. Great care has been taken with the use of fully insulated foundations, positioning the floors a full half metre above ground level. The properties have a high standard of full thermal insulation, featuring underfloor heating and air conditioning. Space has been meticulously planned to avoid wasting energy, with generously proportioned open-plan living spaces and less space apportioned to bedrooms, hence reducing heating and cooling costs. Upkeep of the communal gardens and heated swimming pool is shared between all owners.

#### FACILITIES & SERVICES

- ☐ Gated resort with 24-hour reception
- ☐ Landscaped gardens
- ☐ Putting green and playground
- ☐ Parking & Storage
- ☐ Hotel & rental management services
- ☐ Maintenance & repairs
- ☐ 2 condominium pools
- ☐ Other on-demand services
- ☐ Security

#### RENTALS

Each owner can choose freely whether or not to make their property available for touristic exploration during the times when they do not use it themselves. We have approved 2 entities which owners can choose from:

they do not use it themselves. we have prepared 2 options which owners can choose from;





### Détails généraux

- Année de construction: 2023
- Type : Détachée
- Vue: Vue mer
- Piscine: Piscine comune
- Exterieur: Jardin communale, Terrace / Balcon
- Eau: Eau de ville
- Égouts: Tout-à-l'égout

### Détails intérieurs

- Chauffage: Chauffage central (electrique), Chauffage au sol (electrique)
- Eau chaude: Panneau solaire
- Isolation: Double vitrage, Isolation thermique, Toiture isolée
- Mobilier: Pas de meubles
- Cuisine: Entièrement équipé
- Salle de bain(s): Baignoire, Douche
- Chambre(s): Placards, Climatisation, Accès a la terrace, Chambre(s) en-suite
- Lay-out: Rez-de-chaussée, Premier étage
- Certification énergétique: B

### Détails extérieurs

- Piscine: Communale, Chauffé
- Jardin: Jardin communale, Clôturé, Terrace / balcon
- Parking: Parking Privé
- Plage: 5 min. en voiture
- Terrain de golf: 5 min. by car
- Supermarché: 5 min. by car
- Restaurant: 5 min. by car
- Centre de santé: 10 min. by car
- Aéroport: 45KM
- Titularité: Portugais Lda