



Santa Bárbara de Nexe

Faro

A large, impressive, luxury detached 6-bedroom villa located in Santa Barbara de Nexe. Being constructed by a local established Portuguese builder to a very high standard and comes with stunning south facing sea views.

€ 1.500.000

Ref: ACPS10143



Santa Bárbara de Nexe

Faro

Property Particulars:

Property Type: Detached Villa

Bedrooms: 6

Bathrooms: 5

Plot Size: 10,000m2

Build Size: 617m2

Year of Construction: 2017/2018

Views: Sea Views

Airport: 15 Minutes

Beach: 15 Minutes

Shopping: 15 Minutes

Pool Size: 6m x 12m Salt Water

Benefits from:

Exterior doors in aluminium with Double Glazing/Interior Doors in Oak Wood/Bathroom and kitchen tiles up to 40 €/m2/Floor tiles up to 40 €/m2/Garage floor tiles up to 15 €/m2

Ghroe Taps chrome with 10 years guarantee/White units in bathroom

Suspended toilets and Sanitary ware/Kitchen and appliances up to 30.000 €

Air Conditioning heat/cooling by diffusers (on living area)/Floor heating & cooling (on living area)/Radiators in the garage/Central Vacuum System/Fireplace with Wood Burning stove up to 1.000 €

Heated Salt Water Swimming Pool with salted water/Electric Pool Cover/Alarm/Surround Sound/CCTV & Smoke System/BBQ/Automatic Irrigation and Garden Around the Villa/Automatic Gates

False Ceiling with LED Lighting/Water Softener/Solar Heating System for Water

Entrance Video System/Shared Bore hole with adjoining villa

Small Description:

A large impressive luxury detached 6-bedroom villa located front line location of Sta Barbara de Nexe. Being constructed by a local established Portuguese builder. Offering A+ quality of construction and finish throughout. At present the new owners would have the choice to choose to their own personal tastes in the final finishes.

The Property is laid out on three floors as follows:

Enter the property through double entrance doors into a grand entrance hallway with sweeping staircase leading to the first floor accommodation, doors leading off to the cloakroom, master ground floor suite of 27m2 with patio doors accessing terrace and walk in dressing room and en-suite wet room, bedroom 2, a double bedroom with walk in dressing room and en-suite wet room, double doors from hallway lead into an impressive lounge/diner of 87m2 with internal sliding doors accessing a wonderful quality fully fitted kitchen with integrated appliances, pantry/storage room and utility room.

First Floor:

Stairs lead to first floor hallway with access to bedroom 3, a double bedroom of 35m2 with walk-in wardrobes and patio doors accessing two terraces and en-suite wet room, bedroom 4 and 5 both doubles, 18m2 with patio doors accessing terraces, en-suite wet rooms. Master Bedroom of 30m2 with walk in dressing room and en-suite wet room with Jacuzzi bath and separate toilet, patio doors accessing terrace.

Basement/Garage:

Stairs lead to the registered basement comprising of 165m2 of garaging with store room of 29m2, Gym of 41m2 and technical room 8m2 with electrically operated double doors.

Outside:

The property will be walled to all boundaries and have electrically operated gates onto a Calçada driveway leading to the property and the garage. The garden will be landscaped with automatic irrigation throughout. Heated swimming pool with electric pool cover.



Tel: 00351 289 148 256

Rua Dr. Jose Dias Sancho, N°: 134, r/chão frente,
8150-142

info@acps-real-estate.com

www.acps-real-estate.com

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

