



Santa Bárbara de Nexe

Faro

A large impressive luxury detached 5-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.

€ 1.400.000

Ref: ACPS10142



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Property Particulars:

Property Type: Detached Villa

Bedrooms: 5

Bathrooms: 5

Plot Size: 4900m²

Build Size: 449m²

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 and electric stores/Interior doors in oak wood/Bathroom and kitchen tiles up to 40 €/m²/Floor tiles up to 40 €/m²/Garage floor tile up to 15 €/m²/Ghroe Taps chromo with 10 years guarantee/White units in bathroom/Suspended toilets and Sanitary ware Kitchen and appliances up to 30.000 €/Central Vacuum System

Air conditioning heat + cooling by diffusers (on living area)/Floor heating and cooling (on living area)/Radiators in the garage/Fireplace with wood burning stove up to 1.000 €

Heated swimming pool with salted water – 6 x 12 meters and free view

Electric pool cover/Alarm, sound, CCTV and smoke system/BBQ/Automatic Irrigation and Garden Around the Villa/Automatic gates/False ceiling with LEDs lighting/Water softener/Solar heating system for water Entrance Video System/Shared Bore hole with adjoining villa

Small Description:

A large impressive luxury detached 5-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. Viewing highly recommended to appreciate the location where the property will be constructed.

The Property is laid out on three floors as follows:

Enter the property through double entrance doors into a grand entrance hallway of 42m² with doors leading off to the cloakroom, stairs to first floor and basement, master ground floor suite of 32m² with patio doors accessing terrace and walk in dressing room and en-suite wet room, double doors from hallway to an impressive lounge/diner of 63m² with internal sliding doors accessing a wonderful quality 30m² fully fitted kitchen with integrated appliances, pantry/storage room and utility room.

First Floor:

Stairs lead to first floor hallway with access to bedroom 2, a double bedroom of 20m² with walk-in in wardrobes and patio doors accessing a south facing terrace and en-suite wet room, bedroom 3 another double of 24m² with patio doors accessing terrace, walk in dressing room, en-suite bathroom, Bedroom 4 of 16m² with fitted wardrobes and en-suite wet room and master bedroom of 22m² bedroom with patio doors accessing the terrace, large walk-in dressing room and en-suite wet room.

Basement/Garage:

Stairs lead to the registered basement comprising of 197m² of garaging with store room and technical room with electrically operated double doors.

Outside:

The property will be walled to all boundaries and have electrically operated gates on to 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.



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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.