

## 4 Bedroom Villa in Praia da Luz

€3,300,000

Ref: BPA1937



**Located in an exclusive new development with large plots and magnificent views just steps away from the sea, this contemporary turnkey project on two levels offers everything you would expect from modern living.**

Based on straight and gentle curves clean lines, each room have direct access to south facing terraces/patio and enjoy magnificent panoramic sea views and coast line. Accommodation includes: 4 double bedrooms en-suite, large open space living/dining/kitchen area, game room, underground garage and technical areas. On the lower floor: a bright and spacious entrance hall, on the right is a door to a functional garage for up to 4 cars. On the left side there are 2 double bedrooms en-suite, both suites are fitted with wardrobes, and large sliding windows to covered terraces and garden area. The office area is with double high ceiling and views to an elegant water feature. On the same floor: technical area with direct access to outside and Multi-Purpose Room for future gym, game/cinema room. The upper floor includes: a sitting area, a dining area wisely incorporated next to the kitchen which can seat up to 10 guests, a laundry room, a guest bathroom, a double bedroom. The master suite is designed on a central garden patio offering privacy and distinctive areas of wardrobes. The south facing king size bed enjoys uninterrupted sea views. Coming out from the sitting/dining/kitchen area leads to an ample semi-covered south facing terrace: on the right side is the summer kitchen with barbecue area and a bar. A few steps down leads to the pool area and the garden. The garden is fully landscaped with grass areas, flowerbeds and some mature

### Property Features

- 4 Bedrooms
- Construction Year: 2018
- Construction Size: 590 m<sup>2</sup>
- Plot Size: 2,494 m<sup>2</sup>
- Air Conditioning
- Solar Panels
- Swimming Pool: Private, Heated
- Heating: Underfloor
- View: Sea
- Double Glazing
- Electric Shutters