

## 3 Bedroom Townhouse in Praia da Luz

€450,000

Ref: VB-40-F



**Fantastic Townhouse offering 2 independent apartments, set in a Resort in Praia da Luz, within walking distance to the beach.**

A beautiful townhouse enclosing two independent apartments, set in building that surrounds the communal swimming pools and a lovely Mediterranean garden, located in a Resort of Praia da Luz. The main property entrance opens to a private staircase that leads up and down to both accommodations, which have each an individual entrance locked main door as well. On the ground floor the accommodation is comprised by a living and dining area with a fully fitted kitchenette and balcony, 1 double bedroom with fitted wardrobe and 1 bathroom. The top floor contains the second apartment with the same area as the ground floor, comprising as well a living and dining area with a fully fitted kitchenette and balcony, 1 double bedroom with fitted wardrobe and 1 bathroom. This apartment as an extra built-in mezzanine, which gives the extra space for the second bedroom with a sitting area. Both apartments have independent direct access to the communal gardens and pools. The windows are double glazed with electric shutters. Included in the features are: video porter, underground electric heating system, heating and cooling conditioning system installed, central vacuum system and appliances for all the rooms. It is located in a Resort with reception, next to the beach in Praia da Luz with shared pools (family, children and adults only), tennis courts and children play area. This is a perfect investment for a holiday home with a huge potential as a rental income property.

### Property Features

- 3 Bedrooms
- 2 Bathrooms
- Construction Year: 2008
- Construction Size: 117 m<sup>2</sup>
- Air Conditioning
- Balcony
- Swimming Pool: Shared
- Heating: Underfloor
- Central Vacuum
- Walking distance to amenities
- Walking distance to the beach
- Double Glazing
- Electric Shutters