

## 3 Bedroom Villa in Praia da Luz

€990,000

Ref: BPA5387



**Fantastic modern recent villa with a garage and swimming pool in Praia da Luz just a short walk to the beach!**

This modern villa is set on a plot of 1.130 m2, with a garage for 4 cars and private heated swimming pool in a very central position in Praia da Luz, spread on three floors plus roof terrace, all floors accessible through the internal lift, close to all amenities and just a few minutes’ walk to the beach. The main entrance to the accommodation is made by a staircase leading to the ground floor and comprising a hallway leading to the living and dining area, a fully fitted modern kitchen with all integrated appliances, 1 double bedroom with fitted wardrobe and an en-suite bathroom and a guest's toilet. The top floor offers 2 double bedrooms with fitted wardrobes and en-suite bathrooms each. Both bedrooms have direct access to a large roof terrace boasting panoramic views of the surrounding area. Down on the basement, accessible from inside the villa and the garage, there is a technical and utility room, a games room and a toilet. The property has a full garden with automatic irrigation system installed, a sun terrace with a heated swimming pool and a summer kitchen with a barbecue. All floors are accessible by the internal lift, from the basement to the top floor. Further features include: double glazing, electric and insulated shutters, underfloor heating and cooling system using an air pump with regulator, AC in the living area, electric remote controlled entrance gates. This is a modern and large villa on a top position of Praia da Luz that is a must see!!

**Property Features**

- 3 Bedrooms
- 4 Bathrooms
- Construction Year: 2019
- Construction Size: 220 m<sup>2</sup>
- Plot Size: 1,130 m<sup>2</sup>
- Air conditioned living room
- Private Roof Terrace
- Solar Panels
- Basement
- Swimming Pool: Private, Heated
- Heating: Underfloor
- View: Sea
- Walking distance to the beach
- Double Glazing
- Electric Gate
- Elevator
- Parking: Private Garage