

## 4 Bedroom Villa in Praia da Luz

€895,000

Ref: BPA5447



**Sleek and modern semi-detached 3+1 bedroom villa with sea views only 10 minutes' walk to the beach.**

This newly built contemporary 3+1 bedroom villa offers both style and comfort! The villa is located close to the center of Praia da Luz and at walking distance to the beach and just 7 kms away from Lagos. With a total construction area of 280 sqm inserted in a plot of 519 sqm, the accommodation is spread over 2 levels. The ground floor is composed with a spacious living room (36m<sup>2</sup>) with a wood burning stove with heat recovery. There is a perfect flow of indoor/outdoor living thanks to sliding doors overlooking to the garden and to the swimming pool (equipped with integrated lightings). The separated modern kitchen is spacious and fully equipped with Bosch brand appliances. The ground floor also hosts a garage with an electric door and accessible from inside the house, a bathroom and an office space that could be converted into a 4th bedrooms. On the top floor, this beautiful villa offers 3 bedrooms all with a private suite and built-in wardrobes and shares a spacious terrace of 30 sqm facing south and with sea views! This house offers a lot of nice equipment's like: Exterior LED lightings, alarm system, electric shutters controlled with Domotics, excellent double glazing with thermal and acoustic cutting, WC's with ROCA equipment, Pre-installed air conditioning and central heating system. All in all, this property offers fantastic quality and comfort with an impeccable contemporary design. Don' miss an opportunity to book a viewing!

### Property Features

- 4 Bedrooms
- 4 Bathrooms
- Construction Year: 2020
- Construction Size: 280 m<sup>2</sup>
- Plot Size: 519 m<sup>2</sup>
- En-suite bathroom
- Alarm System
- Fireplace
- Balcony
- Swimming Pool: Private
- View: Sea
- Walking distance to amenities
- Close to Beach
- Double Glazing
- Parking: Private Garage
- Electric Shutters