

### 3 Bedroom Villa in Praia da Luz

€990,000

Ref: BPA5471



**Traditional 3 bedroom villa with adjacent plot with an approved project for a modern villa with sea view in Praia da Luz.**

Rare opportunity in the heart of Praia da Luz! This property offers a traditional 3 bedroom villa and an adjacent plot with approved plans for a modern sea view villa. Situated just a few minutes walk from the beach Praia da Luz, this unique property is close to all amenities but at the same time in a quiet location. The existing single storey villa was built in 1983, and has many charming traditional features. It has three bedrooms, two bathrooms, and a living/dining room. Each room has direct access to a balcony, giving a bright feel to the house. There is also a renovated kitchen, and a small outdoor courtyard, ideal for drying clothes. Outside there is a lovely garden and a patio with a dining area, the perfect space for relaxing or entertaining. There is also a garage with an additional space above which has lovely sea views. Please note this building would be demolished for the construction of the new villa. The property comes with an adjacent 909m<sup>2</sup> plot with an approved project for a 3 bedroom villa, designed by renowned architect Mario Martins. This will be one of very few modern villas this close to the centre of the town. With a total construction area of 440m<sup>2</sup>, the villa is set on 2 levels, plus a basement with garage space for three cars. Upstairs, is the main living area where you find a generous living and dining room with floor to ceiling windows. Wrap around terraces make the most of the

#### Property Features

- 3 Bedrooms
- 3 Bathrooms
- Construction Year: 1983
- Construction Size: 123 m<sup>2</sup>
- Plot Size: 295 m<sup>2</sup>
- Fitted Wardrobes
- Terrace
- View: Sea
- Walking distance to amenities
- Double Glazing
- Walking distance to the beach
- Parking: Private Garage, Off Street Parking
- Equipped Kitchen