

## 4 Bedroom Villa in Praia da Luz

€1,675,000

Ref: BPA5554



### Beautiful 4 bedroom villa with panoramic sea views and heated pool in Porto Dona Maria

Located on the edge of Praia da Luz, this stunning villa offers unparalleled sea views, a heated pool, and an ideal location for luxury living. As you enter, a welcoming entrance hall leads to a cozy living room with an open fireplace and a bright dining area, both opening onto a spacious terrace with an electric awning. This terrace offers breathtaking views and features a staircase leading directly to the heated swimming pool. The outdoor spaces are thoughtfully designed, including a charming side terrace with sail shades, a custom Sunstone gas BBQ, and an additional dining area, perfect for outdoor entertaining. The entrance level also includes a modern, fully equipped kitchen with high-end appliances and a separate utility room with ample storage. Two spacious bedrooms are on this floor—one en-suite with a bath and shower, and the other with access to a family bathroom. Both bedrooms have fitted wardrobes, and the master suite enjoys a private, enclosed terrace. The lower level houses two additional en-suite bedrooms, along with a versatile storage area that could easily be converted into a home gym or cinema room. Additional features include a gas burner for heating and hot water, with underfloor heating and circulating hot water for convenience, air conditioning on the upper level, solar panels with a newly installed inverter for energy efficiency and a heated swimming pool with an electric cover. This villa is surrounded by a well-maintained garden with an irrigation system extending to terrace pots and the pool area. A carport and electric main gate add

### Property Features

- 4 Bedrooms
- 4 Bathrooms
- Construction Year: 2002
- Construction Size: 246 m<sup>2</sup>
- Plot Size: 910 m<sup>2</sup>
- Fireplace
- Safe
- Air Conditioning
- Alarm System
- Solar Panels
- Automatic Irrigation
- Storage Facility
- BBQ
- Swimming Pool: Heated
- Heating: Underfloor
- View: Sea
- Close to Beach
- Close to Town