

## 4 Bedroom Villa in Praia da Luz

€900,000

Ref: BPA5677



## 4 Bedroom Corner Villa with Stunning Sea Views in Ponta da Gaivota, Praia da Luz

Positioned at the beginning of a quiet row in the highly desirable Ponta da Gaivota area of Praia da Luz, this 3+1 bedroom villa enjoys a privileged corner setting with sweeping sea views and excellent privacy. Within comfortable walking distance of the beach, restaurants and everyday amenities, the location offers a perfect balance between tranquillity and convenience. Built in 2001, the villa sits on a 256 m<sup>2</sup> plot and provides approximately 138 m<sup>2</sup> of living space. As you enter the property, the main living area is arranged on the upper level to fully capture the sea views. The lounge and dining space are bright and welcoming, with large openings that frame the coastline and allow natural light to flood the interior throughout the day. A substantial built-in fireplace adds character and comfort, making the space equally enjoyable in the cooler months. The kitchen and bathrooms were modernised around ten years ago, giving the property a clean, contemporary feel while retaining its solid construction quality. The layout is practical and well organised. The sleeping accommodation is located on the lower floor, offering a comfortable and private environment. The principal bedroom is spacious and features its own en-suite bathroom, while the additional bedrooms provide flexibility for family life, guests or home office use, supported by a generous shared bathroom. Outdoor living is a key highlight of the property. Several terraces create distinct areas for dining, entertaining and relaxing around the swimming pool, which is equipped with a heat pump for extended seasonal use. A private driveway

### Property Features

- 4 Bedrooms
- 3 Bathrooms
- Construction Year: 2001
- Construction Size: 138 m<sup>2</sup>
- Plot Size: 256 m<sup>2</sup>
- Fireplace
- Fitted Wardrobes
- Air Conditioning
- Solar Panels
- Swimming Pool: Heated
- Walking distance to resort facilities
- Walking distance to restaurants
- Walking distance to the beach
- Parking: Carport
- Equipped Kitchen