



**EXCLUSIVE | Luxurious Sea View T3 Villa for Sale in Praia da Luz – Lagos**

**1,700,000 €**

**Property Details**

Reference:	1012
Bedrooms :	3
Bathrooms :	3
Size of plot :	848
Gross Construction Area:	189
Construction year :	2008
Energy Efficiency :	Ap
Condomium:	-

- Air Conditioning
- Balcony
- Close to the Golf Course
- Electric Shutters
- Fiber Optic Internet
- Garden
- Heating
- Partially Furnished
- Private Garden
- Sea View
- Street Parking

**Property Features**

- Alarm System
- BBQ
- Close to the Town
- Equipped Kitchen
- Fireplace
- Heat Recovery System
- Inbuilt LED Spots
- Patio
- Private Pool
- Storage
- Terrace
- Automatic Gates
- Close to the Beach
- Double Glazing
- Fenced
- Fitted Wardrobe
- Heated Swimming Pool
- Laundry
- Pool
- Residential Area
- Storage Room
- Walk-in Wardrobe

**Office : Lagos**

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## Property Description

This beautiful high-end villa for sale in Montinhos da Luz offers excellent qualities within a peaceful residential area boasting exceptional sea views, a short distance to all services and amenities. The classic Algarvian-style family villa of 189 m<sup>2</sup> is conveniently located on an 848 m<sup>2</sup> plot, just a few minutes walk from Luz village centre and its famous beach.

Due to its south ORIENTATION, it enjoys breathtaking panoramic views and blends to perfection indoor and outdoor living.

**SPACES:** You access the first floor through a representative front entrance. Here, you find a cloakroom, a spacious 40 m<sup>2</sup> lounge area, a functional, modern, fully-fitted kitchen, and a service bathroom. The ground floor features 3 bedrooms and 3 bathrooms, including the Main Suite with a large walk-in wardrobe. All rooms have direct access to the lovely pool terrace and garden.

This high-end property is designed and built to the highest standards and has superb open spaces and a heated pool. There is plenty of room to entertain family and guests all year round, enjoying the mild Algarve's climate.

**LOCATION** matters! You will enjoy short distances to all amenities and walking distance to the village and beach. The historic, vibrant Lagos town center and its Marina are only a 10-minute drive away. Many golf greens and many more are right at hand.

**COMFORT:** This outstanding luxury home is for sale in mint condition. It has all the features you need for the most exclusive Algarvian lifestyle. It has an A++ Energy Certificate, solar hot water, and a heat pump backup to keep energy costs low. The estate has full hot/cold air conditioning installed. A showpiece marble fireplace with a wood burner completes the lounge area. There is a further washer and dryer adjacent to the BBQ area.

**SAFETY:** The property is fully fenced and located in a prestigious, calm residential parish. An alarm system and electric shutters protect it. This is an opportunity for those seeking a substantial, beautiful home in the sun in peaceful surroundings in Portugal's Algarve!