



OPPORTUNITY | New Ultra-Modern T3+1 Villa for Sale in Mexilhoeira Grande - Portimão

850,000 €

Property Details

Reference:	1014
Bedrooms :	4
Bathrooms :	4
Size of plot :	240
Gross Construction Area:	175
Construction year :	2025
Energy Efficiency :	Ap
Condomium:	-

Property Features

- | | | |
|----------------------------|---------------------|----------------------|
| - Air Conditioning | - Automatic Gates | - Balcony |
| - Basement | - BBQ | - Close to the Beach |
| - Close to the Golf Course | - Close to the Town | - Double Glazing |
| - Electric Gates | - Equipped Kitchen | - Fenced |
| - Fiber Optic Internet | - Fitted Wardrobe | - Garage |
| - Garden | - Inbuilt LED Spots | - Laundry |
| - New Development | - Office | - Pool |
| - Private Garden | - Private Pool | - Residential Area |
| - Sea View | - Sold Unfurnished | - Storage |
| - Terrace | | |

Office : Lagos

LiveAlgarve Realty Eagle Meridian Mediação Imobiliária LDA AMI 11663 Rua Fernão Vilarinho, Bloco C, Lote 16, Loja G 8600-315

Tel : +351 918 024 082

Agent Information : Svetlana Goussakov

Email : sg@livealgarve.com

Tel : +351 914098599

Property Description

The **LiveAlgarve Team** invites you to discover this sleek **new Villa** in Mexilhoeira Grande, Portimão. Designed for those seeking contemporary elegance and comfort, this property offers an exceptional living experience in the heart of the Algarve.

Property Highlights:

- **3 + 1 Bedrooms & 4 Bathrooms** – Ideal for families and those who appreciate spacious living
- **175m² of Built Area | 131m² Floor Area** – A perfect blend of indoor and outdoor space
- **Private Pool & Spacious Terrace** – Enjoy year-round sunshine and relaxation
- **Open-plan kitchen with Large Windows** – Stunning estuary and sea views
- **A+ Energy Certification** – Sustainable and highly efficient living
- **Two-Car Garage** – Secure parking and extra storage
- **240m² Plot with Landscaped Garden** – A tranquil outdoor space for leisure and entertainment

Prime Location in the Algarve

Situated in **Mexilhoeira Grande**, this villa offers tranquillity and convenience:

- **10 minutes to Lagos** – Explore the historic old town, beautiful beaches, and vibrant marina.
- **15 minutes to Portimão** – Enjoy shopping, dining, and cultural experiences in one of the Algarve's most dynamic cities.
- **15 minutes to the nearest beaches** – Soft golden sands and crystal-clear waters within easy reach.
- **50 minutes to Faro International Airport (FAO)** – Seamless connections to major European cities.

Why Choose This Villa?

This home, built in **2025**, offers state-of-the-art amenities, **air conditioning**, and Eco-friendly energy-efficient technology, ensuring year-round comfort. The contemporary design and high-quality finishes make this property an exclusive investment opportunity.

Contact us to schedule a visit!