



**NEW DEVELOPMENT | Modern T4 Villa for Sale in Espartal, Western Algarve - Aljezur**

**874,000 €**

**Property Details**

Reference:	1021
Bedrooms :	4
Bathrooms :	5
Size of plot :	495
Gross Construction Area:	248
Construction year :	2024
Energy Efficiency :	A
Condonium:	-

Air Conditioning  
Alarm System  
Balcony  
BBQ  
Close to the Beach  
Coast Property  
Countryside  
Double Glazing  
Electric Gates  
Electric Shutters

**Property Features**

Equipped Kitchen  
Fenced  
Fitted Wardrobe  
Garage  
Garden  
Heat Pump  
Heating  
Intercom  
Mezanine  
New Development

Pool  
Private Garden  
Private Pool  
Residential Area  
Solar Panels  
Sold Unfurnished  
South-facing  
Underfloor Heating  
Underground Parking

**Office : Lagos**

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## Property Description

Discover this bright property with our LiveAlgarve Realty Team. It offers contemporary design, comfort, and natural beauty on a 495 m<sup>2</sup> plot with a built area of 247 m<sup>2</sup>. The estate boasts a private swimming pool, and easy access to Algarve's most cherished beaches.

## Property Highlights

- **Spacious Living Areas:** The ground floor features a bright entrance hallway leading to an open-plan kitchen and dining area. The adjoining living room opens to the pool area, creating an indoor-outdoor flow.
- **Four En-Suite Bedrooms:** Two en-suite bedrooms are on the ground floor, one with pool access. The upper level offers two additional en-suite bedrooms with generous terraces.
- **Modern Amenities:** Air conditioning throughout, a solar hot water system, and a sleek, semi-equipped kitchen provide convenience and sustainability.
- **Outdoor Living:** The pool area includes a shower and built-in BBQ, perfect for al fresco dining and relaxation.
- **Practical Features:** The basement garage has electric doors, fitted wardrobes, and individual heating, which enhance functionality.

## Prime Location

Nestled within the Western Algarve nature reserve, Espartal is a rare and desirable community known for its proximity to pristine beaches and natural landscapes.

- **Beaches:** The villa is within walking distance of **Praia Monte Clérigo** and **Praia da Amoreira**, connected by a scenic cliffside trail.
- **Local Amenities:** Supermarkets, medical services, cafes, shops, and a weekly farmers' market are just a short drive away.
- **Education:** An international school can be reached in about 15 minutes.
- **Transport Links:**
- **Aljezur:** Approximately 10 minutes by car.
- **Lagos:** 30-minute drive.
- **Sagres:** Around 40 minutes away.
- **Faro International Airport (FAO):** Just over an hour's drive, ensuring easy access for international travel.

Whether you're looking for a permanent residence, a holiday home, or a savvy investment in Portugal's booming real estate market, this villa offers unparalleled quality and an exceptional lifestyle. Contact our LiveAlgarve Realty Team to schedule a viewing and experience this beautiful property firsthand!