



**NEW DEVELOPMENT | Modern T3 Villa at Paisagem Oceano, Vale da Telha for Sale- Aljezur**

**850,000 €**

**Property Details**

Reference:	1022
Bedrooms :	3
Bathrooms :	4
Size of plot :	794
Gross Construction Area:	278
Construction year :	2025
Energy Efficiency :	A
Condomium:	-

**Property Features**

Air Conditioning	Electric Shutters	New Development
Alarm System	Equipped Kitchen	Patio
Balcony	Fenced	Sold Unfurnished
Carport	Fitted Wardrobe	South-facing
Close to the Beach	Front Porch	Storage
Coast Property	Garden	Terrace
Countryside	Heat Pump	Underfloor Heating
Double Glazing	Inbuilt LED Spots	
Electric Gates	Intercom	

**Office : Lagos**

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

Tel : +351 282 035 092

**Agent Information : Adriano Guerreiro**

Email : ag@livealgarve.com

Tel : +351 910845014

## Property Description

### Stunning coastal living in the West Algarve!

Discover with our LiveAlgarve Realty Team this brand-new, contemporary 3-bedroom villa in the peaceful Paisagem Oceano Urbanization near Vale da Telha. The spacious 278m<sup>2</sup> home sits on a 794m<sup>2</sup> plot, offering a private swimming pool, a carport, and distant sea views from the upper level. Designed for comfort and style, it blends modern features with a prime location close to some of Portugal's most breathtaking beaches.

### A Home for Modern Living

The villa features an open-plan ground floor layout connecting the kitchen, dining, and living areas. Ample terrace doors lead to a south-facing outdoor space, perfect for year-round enjoying the Algarve sunshine by the pool. Two spacious en-suite bedrooms with fitted wardrobes and direct access to the garage are on this level.

On the upper floor, you'll find two additional en-suite bedrooms, each with a private balcony offering beautiful views of the surroundings, including the distant ocean.

### Premium Features & Energy Efficiency

- **Spacious en-suite bedrooms** with built-in wardrobes
- **Semi-equipped kitchen** ready for your choice of appliances
- **Electric shutters** and **air conditioning** in all rooms
- **Solar water heating** and **underfloor heating** for year-round comfort
- **Mains utilities** (water, electricity, and drainage) with no gas appliances
- **Energy efficiency rating: A**

### Prime Location – Coastal Beauty at Your Doorstep

Paisagem Oceano is a quiet, well-established urbanization that offers tranquility while being close to essential amenities. Within walking distance, you'll find a bar, two restaurants, and two supermarkets.

For beach lovers, Arrifana Beach, a renowned surf spot with excellent cafes and restaurants, is a short drive away. Monte Clérigo Beach, known for its golden sands and stunning cliffs, is 10 minutes by car. A nearby viewpoint, Atalaia, offers panoramic views of the famous West Algarve coastline.

The historic town of Aljezur is a quick 10-minute drive away. Here, you can explore local markets, cultural landmarks, and essential services. Regular bus connections make access even more convenient.

- **Sagres:** 40 minutes by car
- **Lagos:** 30 minutes by car
- **Faro International Airport (FAO):** 1 hour 15 minutes by car

This modern villa in Aljezur offers coastal living and contemporary comfort. Whether you're looking for a permanent residence, a vacation retreat, or an investment property, this home is an exceptional opportunity in one of Portugal's most stunning regions.

### Interested?

Contact our LiveAlgarve Realty team to learn more about this attractive property!