



**NEW DEVELOPMENT | Modern T3 Villa for Sale in Mexilhoeira Grande – Portimão**

**1,490,000 €**

**Property Details**

|                          |      |
|--------------------------|------|
| Reference:               | 1027 |
| Bedrooms :               | 3    |
| Bathrooms :              | 4    |
| Size of plot :           | 1270 |
| Gross Construction Area: | 344  |
| Construction year :      | 2025 |
| Energy Efficiency :      | A    |
| Condonium:               | -    |

**Property Features**

- |                            |                     |                      |
|----------------------------|---------------------|----------------------|
| - A/C Pre-Installation     | - BBQ               | - Close to the Beach |
| - Close to the Golf Course | - Close to the Town | - Double Glazing     |
| - Equipped Kitchen         | - Fenced            | - Garage             |
| - Garden                   | - Laundry           | - New Development    |
| - Outdoor Kitchen          | - Patio             | - Pool               |
| - Private Garden           | - Private Pool      | - Residential Area   |
| - 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

### Spacious, Stylish, and Perfectly Located!

Discover with our LiveAlgarve Realty Team this newly built single-level villa in the peaceful Cabeço Esteva area of Mexilhoeira Grande. On a generous 1,270 m<sup>2</sup> plot, this contemporary home offers space, style, and comfort with easy access to the best of the Algarve.

### Property Highlights:

- **Spacious Open-Plan Design:** The bright and airy living area connects with the dining space and a fully equipped modern kitchen with a striking central island and high-end appliances.
- **3 Luxurious En-Suite Bedrooms:** Each bedroom features built-in closets and direct access to the beautifully landscaped garden and the 32 m<sup>2</sup> swimming pool.
- **Functional Utility Spaces:** A separate laundry room, utility room, and service bathroom ensure maximum convenience.
- **Private Outdoor Retreat:** Enjoy an easy-to-maintain garden, a barbecue area, ample covered parking, and a spacious garage.
- **ECO friendly:** the building has an A energy rating.

### Prime Location:

- **Beaches & Coastal Towns:** Just 10 minutes from the golden beaches of Alvor and Portimão and under 20 minutes from the charming city of Lagos.
- **Golf & Motorsport:** Close to renowned golf courses and the Algarve International Circuit, home to Formula 1 and MotoGP events.
- **Easy Travel Access:** It is less than 50 minutes from Faro International Airport (FAO) and has convenient highway connections.

This ultra-modern villa combines contemporary architecture with a serene setting, offering luxury and tranquility. Whether for a permanent residence, a holiday home, or an investment, this new property is an attractive purchase opportunity in the heart of the Algarve.

**Contact** our LiveAlgarve Realty Team to schedule a visit!