



LUXURY | Exceptional Newly Built T4 Villa on Large Plot at Boa Vista for Sale - Lagos

3,400,000 €

Property Details

Reference:	1053
Bedrooms :	4
Bathrooms :	5
Size of plot :	6000
Gross Construction Area:	470
Construction year :	2026
Energy Efficiency :	A
Condonium:	-

A/C Pre-Installation
 Alarm System
 Automatic Gates
 Automatic Irrigation
 Basement
 BBQ
 Central Heating
 Close to the Beach
 Close to the Golf Course
 Close to the Town
 Countryside
 Coverable Pool
 Electric Car Charger
 Electric Gates
 Electric Shutters
 Equipped Kitchen
 Fiber Optic Internet

Property Features

Field View
 Fireplace
 Fitted Wardrobe
 Fruit Trees
 Garage
 Garden
 Golf View
 Heat Pump
 Heated Swimming Pool
 Inbuilt LED Spots
 Kitchen Island
 Lake
 Laundry
 New Development
 Office
 Photovoltaic System
 Pool

Private Garden
 Private Pool
 Residential Area
 Rooftop Terrace
 Salt Water Pool
 Solar Panels
 Sold Unfurnished
 South-facing
 Storage
 Storage Room
 Terrace
 Trees
 Underfloor Heating
 Underground Parking
 Unobstructed View
 Wheelchair accessible

Office : Lagos

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Property Description

Our LiveAlgarve Realty Team is thrilled to present you with a listing at the end of a peaceful cul-de-sac in the desirable Boa Vista area of Lagos. This expansive plot offers an opportunity for those seeking privacy, space, and a connection to nature. Positioned adjacent to the renowned 18-hole Boavista Golf Course, the property spans approximately **6,000 m²**, with the potential to expand to **14,200 m²** by acquiring the adjoining **8,200 m²** parcel. This flexibility offers a remarkable opportunity to create a private estate or a landscape-oriented retreat.

The approved construction timeline allows the building to begin in **autumn 2025**, with completion projected by **late 2026 to early 2027**. The planned residence will feature **4 bedrooms**, strategically positioned to maximise the **south-facing orientation**, ensuring natural light throughout the day. Floor-to-ceiling windows have been integrated into the architectural design to enhance landscape views and maximise solar gain while maintaining a low-energy, environmentally conscious footprint.

Thoughtful environmental infrastructure supports the property's autonomy and long-term sustainability. A **private borehole** will provide an independent water source complemented by **advanced insulation techniques** that support energy efficiency. These features, while not uncommon in premium builds, reflect a growing awareness of ecological responsibility in rural architecture.

The design features a **basement-level garage**, a **rooftop terrace** with panoramic views, and a **private lake** that serves both aesthetic and practical purposes within the overall landscape. Surrounding the home, the **garden will accommodate 140 trees**, curated to support either a Mediterranean fruit orchard or a vineyard, depending on the future owner's vision. The entrance to the residence is via a private road, reflecting the discreet elegance of an estate property.

Unlike suburban developments or clustered golf resorts, this location offers a more profound sense of **seclusion and tranquillity**, ideally suited for individuals or families valuing peace, privacy, and a stronger connection with the land. The plot is discreetly positioned along a **quiet street that serves only a handful of properties**, significantly reducing noise and traffic.

Note: You can select from various additional features, many of which are upgrades that incur extra costs.

From a location standpoint, the property offers balanced access to leisure and convenience:

- **Boavista Golf Course** – less than **2 minutes** by car
- **Praia da Luz village centre** – approximately **5 minutes**
- **Lagos Historic Centre and Marina** – around **10 minutes**
- **Nearest beaches** (including Praia da Luz and Porto de Mós) – within **6 to 10 minutes**
- **Faro International Airport (FAO)** – reachable in under **1 hour via the A22 motorway**

This offering is likely to attract individuals seeking a slower pace of life while still enjoying easy access to cultural and recreational amenities. It emphasizes a refined and grounded lifestyle rather than extravagance for its own sake, all within one of Portugal's most appealing coastal regions.

Interested?

For further information and plot acquisition details, please contact our LiveAlgarve Realty Team directly.