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NEW DEVELOPMENT | Modern T3+1 Semi-detached Villa at Sesmarias, Alvor for Sale - Portimão

650,000 €

Property Details		Property Features		
Reference:	1073	A/C Pre-Installation	Electric Gates	Private Pool
Bedrooms :	4	Automatic Gates	Electric Shutters	Residential Area
Bathrooms :	3	Balcony	Equipped Kitchen	Solar Water Heaters
Size of plot :	239	Carport	Inbuilt LED Spots	Sold Unfurnished
Gross Construction Area:	178	Close to the Golf Course	Intercom	Storage
Construction year :	2027	Close to the Town	Office	Storage Room
Energy Efficiency :	A	Double Glazing	Pool	
Condonium:	-			

Property Description

At the quiet entrance to Portimão, within the peaceful residential enclave of Sesmarias, a new semi-detached villa is taking shape. This project merges contemporary design with the subtleties of Algarve living. The property, under construction, has been conceived with attention to proportion, spatial fluidity, and the dialogue between interior and exterior environments. From its elevated position, the house opens toward the distant Monchique mountains, allowing for a panoramic interplay of light.

Ground Floor: Openness and Functionality

The main living area integrates kitchen, dining, and lounge into a single open-plan space of approximately 46 m², establishing a transition between the interior and the terrace. The kitchen, centered around a functional island, will be delivered fully equipped and conceived for conviviality as much as for utility. Large glass doors lead to an 18 m² covered terrace, an ideal extension of the social area, complete with a built-in barbecue.

A separate office, adaptable as an additional bedroom, offers flexibility for evolving household needs. A guest bathroom, an entrance hall with integrated storage, and a discreet laundry and utility area complete the ground floor.

First Floor: Privacy and Perspective

Upstairs, three bedrooms are distributed to ensure both intimacy and exposure to the surrounding views. The principal suite includes a private bathroom, while two further bedrooms share a second, well-appointed space. Each room benefits from built-in wardrobes and access to a private balcony.

Features and Specifications

Energy efficiency has been prioritized, reflected in an **A-rated energy certificate**. The property includes:

- Private **swimming pool** of 12.5 m².
- **Solar panel** system for domestic water heating.
- **Pre-installation for air conditioning** in all rooms.
- **Electric shutters** for thermal and visual comfort.
- **Outdoor parking** for two vehicles.

The total constructed area reaches **178 m²** on a **239 m² plot**, ensuring generous interior dimensions without sacrificing exterior leisure space.

Location and Context

Sesmarias is ideally positioned for those who value proximity and tranquillity in equal measures. The **Penina Golf Resort** lies roughly **3 km away**, while **Portimão's urban center** can be reached in about **7 minutes by car**. The renowned **Alvor Beach**, with its long stretch of golden sand and calm Atlantic waters, is situated **less than 10 minutes** from the property. **Faro International Airport** is approximately **50 minutes** distant, ensuring straightforward access.

The Surrounding Landscape

The region of Portimão, situated on the **estuary of the Arade River**, offers more than a scenic coastline. It is a place where maritime heritage and contemporary life intersect, from the historic Museum of Portimão, housed in a former cannery, to the vibrant riverside promenade where grilled sardines remain a local ritual.

Close to **Alvor**, which was once a traditional fishing village, you'll find a place that retains its charming character. The cobblestone streets and whitewashed buildings, along with the Gothic portal of the 16th-century parish church, create a strong connection to the past. From the churchyard, you can enjoy a panoramic view of the Ria de Alvor and the sea beyond.

Interested?

Contact our LiveAlgarve Realty Team for more information about this listing and to schedule your private viewing.