



BRAND NEW | Modern T3 Villa at Monte Canelas, Mexilhoeira Grande for Sale - Portimão

1,050,000 €

Property Details

Reference: 1117
Bedrooms : 3
Bathrooms : 4
Size of plot : 832
Gross Construction Area: 233
Construction year : 2026
Energy Efficiency : Ap
Condomium: -

Property Features

Access adapted for people with reduced mobility
Air Conditioning
AL Renting Licence Eligible
Alarm System
Automatic Gates
BBQ
Close to the Golf Course
Close to the Town
Double Glazing
Electric Car Charging Pre-Installation
Electric Gates
Electric Shutters
Equipped Kitchen
Fenced
Fitted Wardrobe
Garage
Garden
Heating
Inbuilt LED Spots
Intercom
Kitchen Island
New Development
Patio
Pool
Private Garden
Private Pool
Residential Area
Sold Unfurnished
Storage
Storage Room
Terrace
Underfloor Heating

Office : Lagos

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Property Description

The LiveAlgarve Realty Team presents a newly built three-bedroom villa in the quiet residential area of **Monte Canelas**. It offers the opportunity to own a modern home in the western Algarve, conveniently located between Portimão and Lagos. Residents benefit from a peaceful setting with easy access to services, beaches, and leisure facilities.

The property is approximately **10 km from Portimão** and **13 km from Lagos**, both key cultural and commercial hubs in the Algarve. Marinas, restaurants, and historic centers are easily accessible.

Location in the Western Algarve

Monte Canelas holds a strategic position in the western Algarve property market. The villa is located in a neighbourhood of primarily detached houses, which helps maintain visual openness and low residential density.

Several key destinations are located within a short driving distance:

- **Praia de Alvor** – approximately 11 km
- **Penina Hotel & Golf Resort** – about 8 km
- **Portimão** and Marina – roughly 15 minutes
- **Lagos** and Marina – around 15 minutes

Faro International Airport is accessible in about **45 minutes** via the nearby motorway, ensuring convenient international travel connections.

Architecture and Plot

The villa with **233 m²** (built) occupies a **832 m² plot**. The design is guided by contemporary architectural principles. The construction methods enhance interior comfort by using high-quality materials and modern insulation techniques.

External thermal insulation (ETICS), together with double-glazed windows featuring thermal breaks, improves energy efficiency, helping maintain stable indoor temperatures and reducing long-term energy use.

Interior Layout Designed for Modern Living

The main living area integrates kitchen and lounge into a single open-plan space, allowing visual continuity and flexible use.

A central kitchen island serves as a preparation area and informal gathering space, encouraging integrated daily living.

The villa includes:

- **3 spacious bedrooms**, each with **en-suite bathrooms**
- **1 guest toilet**
- **Open-plan kitchen and living area**
- **Dedicated office or study space**
- **Laundry and drying area**

This layout suits permanent residents and second-home buyers, especially those considering relocation or extended stays in the Algarve.

Bathrooms include **electric underfloor heating for added** comfort.

Several systems aim to balance comfort with responsible energy use:

- **Photovoltaic solar panels with lithium battery storage**
- **Heat pump system for domestic hot water**

- **Mechanical ventilation with heat recovery**
- **Air conditioning is installed in all rooms**
- **Electric shutters for shading and privacy**

These features, along with advanced insulation, contribute to the property's **A+ energy rating**.

The house will also include practical technologies that simplify everyday use, such as **Siemens kitchen appliances, video intercom, automatic entrance gates**, and a **security alarm system**.

Garden, Pool and Outdoor Living

Outdoor living is central to Algarve life, and the design reflects this with a fully fenced, landscaped garden featuring native plants that require minimal irrigation.

An **automatic irrigation system** supports efficient garden maintenance.

The exterior space includes:

- **Saltwater swimming pool**
- **Charcoal barbecue area**
- **Integrated LED outdoor lighting**
- **Wireless access points for internet coverage**

Parking is accommodated through a **one-car garage**, with additional exterior space for **two to three vehicles**. The garage is pre-installed **for an electric vehicle charging point to meet** future mobility needs.

Interested?

Contact our LiveAlgarve realty Team for more details on this listing and to schedule a private viewing.