



**BRAND NEW | Modern T4+1 Villa at Montinhos de Alvor for Sale - Portimão**

**920,000 €**

**Property Details**

Reference: 1138  
 Bedrooms : 4  
 Bathrooms : 5  
 Size of plot : 342  
 Gross Construction Area: 312  
 Construction year : 2027  
 Energy Efficiency : A  
 Condomium: -

**Property Features**

A/C Pre-Installation  
 AL Renting Licence Eligible  
 Automatic Gates  
 Balcony  
 Basement  
 Close to the Beach  
 Close to the Golf Course  
 Close to the Town  
 Double Glazing  
 Electric Car Charging Pre-Installation  
 Electric Gates  
 Electric Shutters  
 Equipped Kitchen  
 Fenced  
 Fiber Optic Internet  
 Fitted Wardrobe  
 Front Porch  
 Garage  
 Heat Pump  
 Heating  
 Inbuilt LED Spots  
 Intercom  
 Laundry  
 New Development  
 Patio  
 Pool  
 Private Pool  
 Residential Area  
 Solar Water Heaters  
 Sold Unfurnished  
 Storage  
 Storage Room  
 Terrace

**Office : Lagos**

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## Property Description

Located in Montinhos de Alvor, between Alvor and Portimão, this detached villa features contemporary design and architectural clarity.

The property occupies a 342 m<sup>2</sup> plot and offers a total built area of 312.72 m<sup>2</sup>, with open views towards the Monchique mountains.

The layout focuses on natural light, fluid circulation, and a strong connection between indoor and outdoor spaces. Large openings and well-oriented terraces enhance the relationship with the landscape and support year-round use.

## Ground Floor

The social areas are organised around an open-plan living room and kitchen, totalling 52 m<sup>2</sup>. This offers flexibility for daily living and entertainment.

The fully equipped kitchen features a peninsula that defines the space while maintaining an open feel.

Direct access connects the living area to the outdoor terrace, pool, and deck.

This level also includes:

- One bedroom measuring 17 m<sup>2</sup>, built-in wardrobe
- A guest bathroom
- An entrance hall with integrated storage

The 108 m<sup>2</sup> terrace includes a swimming pool, timber decking, and an 18 squarem<sup>2</sup>ola for partial shade.

## First Floor

The upper level is designed to ensure privacy. It features 4 en suite bedrooms with fitted wardrobes. One of the bedrooms also benefits from access to a private balcony.

Bathrooms come with wall-mounted sanitary fittings.

## Basement Level

The basement provides additional flexible space to accommodate changing household needs. With space for two vehicles and an area of 42 m<sup>2</sup>.

- Laundry room equipped with washing machine and tumble dryer
- Covered external drying area
- 14 m<sup>2</sup> storage room, adaptable as an additional bedroom, office, or leisure space
- Guest bathroom

## Technical Specifications and Equipment

The property is expected to feature:

- Swimming pool with 22 m<sup>2</sup>
- Electric shutters
- Solar panel system for domestic hot water production
- Pre-installation of air conditioning in all rooms
- Timber deck with a total area of 74 m<sup>2</sup>
- Energy certification rated **A**

These features support lower energy consumption and improved thermal comfort, reflecting the growing importance of efficiency in modern residential construction.

## **Living in Montinhos de Alvor**

Located near the Arade estuary, Portimão has evolved beyond its fishing heritage to offer a diverse lifestyle that balances urban convenience with coastal character.

The municipality is known for its extensive beaches, calm waters, and year-round outdoor culture. Maritime heritage is evident in the riverside district, where traditional restaurants and cultural spaces, such as the restored Portimão Museum and Marina, coexist.

Just a short drive away, Alvor maintains its unique character with whitewashed houses, narrow streets, and an active fishing harbour. The village preserves its local identity, while the Ria de Alvor nature reserve provides wetlands, walking trails, and diverse birdlife.

For buyers seeking a newly built villa in Portimão with contemporary architecture, outdoor living areas, and proximity to Alvor and the Algarve coastline, this property offers a blend of everyday practicality and long-term lifestyle value.

### **Interested?**

Contact our LiveAlgarve Realty Team for more information on this property and to schedule a private viewing.