



LUXURY | Shoreside T3+2 Villa close to Praia da Falesia, Olhos da Água for Sale - Albufeira

3,100,000 €

Property Details

Reference:	1156
Bedrooms :	3
Bathrooms :	4
Size of plot :	600
Gross Construction Area:	331
Construction year :	2008
Energy Efficiency :	Bp
Condonium:	-

Air Conditioning
 AL Renting Licence Eligible
 Automatic Gates
 Automatic Irrigation
 Basement
 BBQ
 Central Heating
 Cinema
 Close to the Beach
 Close to the Golf Course
 Close to the Town
 Coast Property
 Electric Gates

Property Features

Fenced
 Fireplace
 Fitted Wardrobe
 Front Porch
 Garage
 Garden
 Heating
 Inbuilt LED Spots
 Laundry
 Mezanine
 Multi-Car Garage
 Outdoor Kitchen
 Pool
 Private Garden
 Private Pool
 Residential Area
 Sauna
 Smart Home Control
 Solar Panels
 South-facing
 Storage
 Storage Room
 Terrace
 Trees
 Underfloor Heating
 Walk-in Wardrobe

Office : Lagos

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Property Description

Our LiveAlgarve Realty Team presents a substantial 5-bedroom villa. Tucked in the sought-after **Alfamar** residential enclave, close to the sweeping sands and ochre cliffs of **Praia da Falésia**, the property offers privacy, space and refinement on the central Algarve coast.

A comprehensive renovation transformed the residence into a cultivated contemporary home where generous proportions, high-quality materials and modern technology come together with its connection to the coastal Algarve setting.

The heart of the villa forms a remarkable open-plan living environment with a double-height ceiling and extensive glazing. Natural light reaches deep into the interior, while the carefully planned layout creates areas for everyday living, dining and entertaining.

Four stylish bathrooms complement 5 generously proportioned bedrooms. An elegant **mezzanine level** introduces an impressive private suite, incorporating a walk-in dressing area, dedicated office space and an open-plan bathroom.

The **lower floor** extends the living experience beyond the conventional. A private leisure and wellness area includes a **cinema room, sauna**, laundry, technical room and substantial storage. A spacious garage provides secure parking for up to **2 cars**.

Outside, the atmosphere changes from contemporary sophistication to relaxed **Algarve** living. A mature, landscaped garden frames a **heated swimming pool**, while wrap-around terraces create settings for long lunches, evening drinks or quiet mornings outdoors.

The villa has been designed for effortless living year-round. **Solar energy, central and underfloor heating, air conditioning, double-glazed windows, improved insulation and integrated smart-home systems** provide comfort, energy efficiency and precise control in every season.

Its **location** is equally compelling. **Praia da Falésia** is close at hand, while **Albufeira, Vilamoura** and the wider Algarve coastline are readily accessible. For golf enthusiasts, several established courses lie within a short drive, while Vilamoura Marina offers an extensive choice of restaurants, cafés, boutiques, and waterfront leisure.

Distances & Connections

- **Praia da Falésia** – 1 km
- **Other nearby beaches** – 1–5 km
- **Albufeira centre** – 9 km
- **Vilamoura Marina** – 7 km
- **Vilamoura golf courses & resorts** – 7–12 km
- **Albufeira Marina** – 14 km by road
- **Portimão golf courses & resorts** – 45–50 km
- **Lagos & Lagos Marina** – 75 km
- **Zoomarine** – 20–25 km; the park also features its AquaSplash water attraction.
- **Aquashow Water Park, Quarteira** – 15 km
- **Autódromo Internacional do Algarve, near Portimão** – 65 km
- **Faro International Airport** – 30 km

Conclusion:

For someone looking for an attractive private residence near one of the Algarve's most recognisable beaches, this property offers a particularly convincing combination of **scale, contemporary specification, outdoor living and access to the region's lifestyle infrastructure**.

It could equally suit those seeking a permanent family home, a generously appointed holiday residence or a high-quality asset in the **Algarve**.

Interested?

For more information or to arrange a viewing, please contact our LiveAlgarve Realty Team.