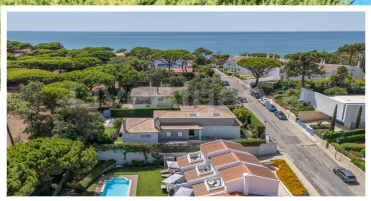

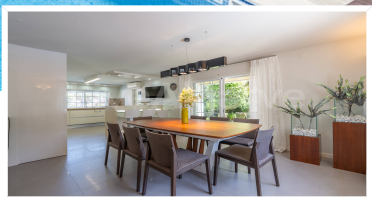

LUXURY | Shoreside T3+2 Villa close to Praia da Falesia, Olhos de Água for Sale - Albufeira

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:	-

Property Features

- 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
- 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

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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.