



OPPORTUNITY | Modern New T3+1 Townhouse at Sesmarias for Sale - Portimão

720,000 €

Property Details

Reference:	1157
Bedrooms :	4
Bathrooms :	4
Size of plot :	252
Gross Construction Area:	273
Construction year :	2027
Energy Efficiency :	A
Condomium:	-

A/C Pre-Installation
Automatic Gates
Balcony
Carport
Close to the Beach
Close to the Golf Course
Close to the Town
Double Glazing
Electric Gates

Property Features

Electric Shutters
Field View
Fitted Wardrobe
Inbuilt LED Spots
Intercom
Kitchen Island
Office
Pool
Privat Street Parking

Private Pool
Residential Area
Solar Water Heaters
Sold Unfurnished
Storage
Storage Room
Terrace

Office : Lagos

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Property Description

Our LiveAlgarve Realty Team presents a new contemporary T3+1 townhouse with a pool and Mountain Views near Alvor.

This townhouse features a sleek modern architectural concept, a private swimming pool, and outdoor areas within a calm residential development on the outskirts of **Portimão**. The property enjoys an elevated outlook towards the **Monchique mountains** and combines a well-considered interior layout with the convenience of being close to the coast and amenities.

Construction is scheduled for completion in 2027, offering the opportunity to acquire a modern home designed for comfortable year-round living.

Ground Floor

The main living level centres on a **42 m² open-plan living and kitchen area**, creating a space for everyday life and entertaining. Large openings connect the interior with the terrace, where a private swimming pool and barbecue area extend the living space.

The contemporary kitchen is fully fitted and arranged around a practical central island.

A separate study with its own bathroom adds flexibility to the floor plan and can serve as a **fourth bedroom or guest suite**. A guest WC, entrance hall, and dedicated storage complete this level.

First Floor

3 well-proportioned bedrooms occupy the upper floor, including one bedroom with a private en-suite bathroom. Two further bathrooms serve the remaining accommodation.

Each bedroom has **built-in wardrobes and direct access to a balcony**, providing private outdoor space and more natural light.

Outdoor Living

The private exterior is designed for relaxed Algarve living. The pool forms the centrepiece of the terrace.

The property also includes **private outdoor parking for two cars**.

Location

- **Alvor – Sesmarias**, at the entrance to Portimão
- Quiet residential setting with views towards the **Monchique mountains**
- **Approx. 6 km from Alvor**, a traditional fishing village known for its whitewashed houses, waterfront, and Ria de Alvor
- Portimão lies on the **Arade estuary**, with an extensive coastline of sandy beaches and generally calm, warm waters.
- Portimão Marina provides access to restaurants, leisure facilities and boat excursions along the Algarve coast.
- Portimão's riverside area is closely associated with the town's fishing heritage and its traditional grilled sardines.
- **Museum of Portimão** occupies a restored former fish-canning factory, offering an insight into the area's industrial and maritime past.
- Alvor's historic centre includes the **Igreja Matriz**, with its richly carved 16th-century entrance and elevated views across the sea and Ria.
- The surrounding coastline is particularly suited to exploring by boat, revealing secluded beaches and distinctive limestone rock formations that are difficult to reach from land.

A Modern Home Between Coast and Countryside

This property offers a balanced combination of contemporary architecture, private outdoor space, and a flexible 4-bedroom configuration. Its position near Portimão and Alvor places beaches, the coast, and local amenities within easy reach, while the outlook towards the **Monchique mountains** gives the setting a distinctly **Algarve** character.

For those looking for a newly built residence with a private pool and enough versatility for family living, guests or a dedicated home office, this townhouse presents a well-rounded option in the **Western Algarve**.

Interested?

Get in touch with our LiveAlgarve Realty Team to receive all the details about that listing.