

SEA VIEW | Beautiful T4 Villa at Praia da Luz for Sale - Lagos

1,299,000 €

Property Details

Reference:	1168
Bedrooms :	4
Bathrooms :	3
Size of plot :	1000
Gross Construction Area:	200
Construction year :	2000
Energy Efficiency :	C
Condonium:	-

Property Features

Close to the Beach

Close to the Golf Course

Close to the Town

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Property Description

The Atlantic is the backdrop! Praia da Luz is on your doorstep, and the setting offers the space and privacy that make an Algarve villa feel like a proper home. Our LiveAlgarve Realty Team presents a **south-facing villa with sea views and a private pool in Praia da Luz**.

Property Highlights

- Detached villa
- 2 floors
- 4 bedrooms
- 3 bathrooms
- Private swimming pool
- Landscaped gardens
- Extensive sea views towards Rocha Negra
- Fireplace
- Underfloor heating
- Solar electricity
- Solar hot water
- Battery storage
- Barbecue and outdoor entertaining area
- Garage and private parking

Set in **Alto dos Montinhos**, one of the established residential areas above Praia da Luz, this detached 4-bedroom villa enjoys an elevated position with far-reaching views of the Atlantic and the distinctive **Rocha Negra**. Sitting on a **1,000 m² plot**, the property combines generous proportions, mature outdoor spaces and a relaxed indoor-outdoor lifestyle.

Built in 2000 and well maintained, the villa offers approximately **200 m² of built area over two floors**, with **4 bedrooms and 3 bathrooms**. The layout gives the house a comfortable sense of scale, while its south, east and west orientation allows natural light to flow through the property throughout the day.

The living spaces are designed for genuine year-round use. A fireplace creates a welcoming focal point for cooler evenings, while **underfloor heating** adds comfort during the winter months. Large windows connect the interiors with the surrounding landscape and bring the coastal setting into the house.

Outside is where the property really comes into its own.

The **private swimming pool**, set within landscaped gardens, creates a secluded setting for long afternoons in the Algarve sun. A dedicated barbecue area provides an ideal outdoor entertaining space for a relaxed family lunch or dinner with friends under the stars.

The villa offers an important contemporary advantage: **solar electricity, solar hot water and battery storage**. This helps reduce reliance on the grid while making the property energy efficient and prepared for modern energy needs.

The property enjoys **open views across the Atlantic** towards the striking dark volcanic rock formations of Praia da Luz. The scenery is ever-changing, with the shifting light bringing a different atmosphere to the coastline throughout the day, from bright blue mornings to warm, golden sunsets.

A home tuned specifically to the rhythm of the Algarve coast!

This is a property for buyers who want more than a holiday base. With 4 bedrooms, generous living areas, private outdoor space, a garage and parking, it works equally well as a **permanent residence, second home or high-quality Algarve**

investment. The combination of pool, garden, sea views and proximity to the coast gives it strong appeal.

Praia da Luz remains one of the western Algarve's most appealing coastal communities, combining seaside atmosphere with an excellent range of amenities. Its sandy beach, seafront promenade, cafés, restaurants, shops and everyday services are all within easy reach. Nearby Lagos adds further appeal, offering a wider choice of cultural attractions, dining, shopping, healthcare facilities and the vibrant marina.

For Golf Enthusiasts

Espiche Golf is just a few minutes away, while **Boavista Golf & Spa Resort** is approximately 7 km from Praia da Luz. Further towards Lagos, **Palmares Golf** offers an exceptional 27-hole course designed by Robert Trent Jones Jr., set against a spectacular backdrop of Atlantic coastline and estuary views.

Location & Distances

- **Praia da Luz beach & promenade:** approx. 1.5–2 km
- **Praia da Luz village centre:** approx. 1.5 km
- **Local supermarkets & daily shopping:** approx. 1.5–2 km
- **Restaurants, cafés & beach bars:** approx. 1.5–2 km
- **Pharmacy:** approx. 1.5–2 km
- **Burgau & its beach:** approx. 3–4 km / 5 minutes
- **Espiche Golf:** approx. 4–5 km / 5–7 minutes
- **Porto de Mós Beach:** approx. 8 km / 10–12 minutes
- **Lagos historic centre:** approx. 8 km / 12 minutes
- **Lagos Marina:** approx. 9 km / 12–15 minutes
- **Boavista Golf & Spa Resort:** approx. 7 km / 10 minutes
- **Ponta da Piedade:** approx. 11 km / 15 minutes
- **Praia Dona Ana:** approx. 10 km / 15 minutes
- **Praia do Camilo:** approx. 10–11 km / 15 minutes
- **Palmares Golf:** approx. 15 km / 20 minutes
- **Sagres:** approx. 30 km / 30 minutes
- **Hospital CUF Alvor:** approx. 35 km / 30–35 minutes
- **Faro International Airport:** approx. 90 km / 60–70 minutes

If you are looking for a spacious coastal home with sweeping Atlantic views, a private pool in the garden and Praia da Luz minutes away, contact our LiveAlgarve Realty Team for further information and to arrange a private viewing.