



**SEA VIEW | Unique Featured T4 Grand Villa at Funchal for Sale - Lagos**

**3,595,000 €**

**Property Details**

Reference:	923
Bedrooms :	4
Bathrooms :	4
Size of plot :	1595
Gross Construction Area:	562
Construction year :	2024
Energy Efficiency :	Ap
Condonium:	-

Air Conditioning  
 Alarm System  
 Automatic Gates  
 Automatic Irrigation  
 Balcony  
 Bar  
 Basement  
 BBQ  
 CCTV  
 Central Heating  
 Cinema  
 City View  
 Close to the Beach  
 Close to the Golf Course  
 Close to the Town  
 Double Glazing  
 Electric Car Charger  
 Electric Gates

**Property Features**

Electric Shutters  
 Equipped Kitchen  
 Fenced  
 Fiber Optic Internet  
 Fitted Wardrobe  
 Front Porch  
 Furnished  
 Garage  
 Garden  
 Gym  
 Heated Swimming Pool  
 Inbuilt LED Spots  
 Intercom  
 Laundry  
 Outdoor Kitchen  
 Patio  
 Photovoltaic System  
 Pool

Pool Bar  
 Privat Street Parking  
 Private Garden  
 Private Pool  
 Residential Area  
 Sauna  
 Sea View  
 Smart Home Control  
 Solar Panels  
 South-facing  
 Storage  
 Storage Room  
 Surround Music System  
 Terrace  
 Trees  
 Underfloor Heating  
 Wine Cellar

**Office : Lagos**

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## Property Description

The LiveAlgarve Team is thrilled to introduce you to **Quinta Da Vista**, where luxury meets sustainability in perfect harmony. Nestled atop a renowned ridgeline, this masterpiece of architectural brilliance offers a home and a Mediterranean lifestyle that seamlessly integrates with nature. This family abode was built with a commitment to quality, culminating in a residence that transcends expectations. It is crafted with love and a dedication to sustainability.

Designed by an esteemed architect's team, high-end engineering and construction, every inch of **Quinta Da Vista** exudes style and elegance. This property is a testament to exquisite craftsmanship from its panoramic vistas of [Lagos](#) and the picturesque Praia da Luz coastline to its meticulous attention to detail.

Step inside and be greeted by 560m<sup>2</sup> of thoughtfully designed living space, where privacy and comfort reign supreme. Floor-to-ceiling windows capture the beauty of the surrounding landscape, flooding the interiors with natural light throughout the day. Energy efficiency takes centre stage, with south and west-facing orientation maximizing sunlight and state-of-the-art window systems ensuring optimal insulation and UV protection.

The ground floor welcomes you with a grand entrance hall, leading to a family-centric kitchen, living, and dining area seamlessly blending into one. A mirrored gym, sauna, and cinema room provide relaxation and entertainment. The ground level boasts a spacious bedroom suite, while the first floor pampers with a lavish main suite and a third luxurious double bedroom suite, each providing you breathtaking sea views.

Outside, the entertainment terraces beckon with an infinity razor-edge pool, a lovely Mediterranean garden and a micro-cement outdoor kitchen overlooking the azure waters of Lagos. An independent T1 annexe offers additional space for guests or staff, ensuring every need is conveniently met.

Accessible via a private driveway with an electric gated entrance, **Quinta Da Vista** provides ample parking for several vehicles, ensuring privacy and security at every turn.

### Let's look at the key features:

- Integrated Rain collection under terraces 150sqm
  - Tank 1: 2,000ltrs (main)
  - Tank 2: 5,000ltrs (rain) with Pre-filter for rainwater system vortex 100
  - Digital Irrigation for garden
  - Established low-maintenance garden requiring little water
- Slimline Geberit efficient toilet flush (4.5ltrs)
- Heat pump wastewater also feeds Tank 2
- House pre-installed for water making Via PV feeding Tank 1
- Kooker Tap offers filtered boiling, filtered chilled or sparkling water
- Kitchen Appliances:
  - 3 Bosch ovens

- Bosch induction ceramic hob
- 3 fridges, ice maker, 2 freezers, wine fridge, gas hob, gas BBQ
- Velux Windows:
  - 4 Velux ceiling windows
  - 2 Velux windows in the principal suite with black out blinds (RC)
- Smart Heating:
  - 400 m2 - 12 independent zoned Smart Hydraulic floor heating UPONOR with smart thermostats
  - Recessed Horizontal fan coil DAIKIN cooling throughout 8 smart zones
- Solar Power System:
  - Hybrid Inverter Growatt SPH 10000TL3 BH 10kW 3Phase
  - Growatt BMS HVC 60050-A1, BMS
  - X 8 Lithium battery Growatt ARK 2.5H, high voltage battery
  - Contract in place to sell back to the grid, further lowering costs
  - Capacity to add more to this modular system
- Electric Vehicle Features:
  - X2 EV charging points
  - 1 Tesla destination charger (70klms per hr)
-

## Comprehensive Home Technology:

- Hikvision CCTV
- Alarm with emergency contract and call out
- Jet stream 28 port gigabit smart switch
- Internal & external WIFI 500mbps in every room and outside
- Internal & external TRIAD amplifiers
- Bowers & Wilkens architecture speakers external
- Bowers & Wilkens internal recessed speakers
- 11-zone audio matrix
- KEF garage speakers
- 4 Zone Video Matrix and 4k receiver for all channels
- Technical room complete with server rack, glass door, LED lighting, acoustic insulation and air control
- Integrated digital UPS backup battery, maintains all core infrastructure including WIFI for 2hrs
- Independent acoustic insulated carpeted media/cinema room with entertainment Bar & 86" QLED screen
- Dolby Atmos Amplifier, monitor audio 5.1 cinema experience sound with fibre optic lighting and 6 zones of independent lighting
- 11 Windows have recessed Bandilux blinds on Demotics (KNX), first floor with blackout
- Each room has ample USB/C fast charging inc the garage and kitchen worktop
- Independent Annex:
  - With a terrace, garden, bathroom, and kitchenette
- Water Systems:

- Pressurised water system for house water
- Pressurised water for external water
- Internal secondary circuit for hot water - no delay, minimizing wastage and time
- Additional Features:
  - Cave with substantial storage
  - Sauna
  - Garage & parking with EV charging area
- Pre-installation for future upgrades.
- All technology integrates into the smart KNX hub - one app for everything
- A full technical specification of sustainability, KNX, control4 and HVAC is available upon request.

Welcome to your perfect retreat, where luxury meets practicality in a harmonious blend. This house is more than just a residence; it's a sanctuary designed for your convenience and enjoyment.

Imagine a home where you can lock up and leave without worry. Despite its generous size, this home effortlessly caters to the needs of a family or couple, ensuring that every corner feels inviting and cosy. But don't let its intimacy fool you – when it's time to entertain, this abode transforms into the ultimate party destination.

With just a tap on your phone, activate the entertaining mode and watch as the house comes alive with lights, blinds, a pool, a cinema, and music, setting the perfect ambience for day or night gatherings. And the best part? Despite its grandeur, this residence is remarkably manageable and low-maintenance, freeing you from constant upkeep and allowing you to focus on making memories.

You'll never feel lost in this space thanks to its open-plan design. It's versatile and adaptable, designed for its inhabitants' diverse needs and lifestyles. Whether you're a couple seeking a tranquil retreat or a social butterfly hosting soirées, this house welcomes you with open arms, ready to become the backdrop to your fondest moments. Welcome home to effortless luxury and endless possibilities at the sought-after Algarve.