



CORE REFURBISHED | OUTSTANDING T3 VILLA with IMMENSE SPACE at Telheiro for Sale – Lagos

995,000 €

Property Details

Reference:	968
Bedrooms :	3
Bathrooms :	5
Size of plot :	500
Gross Construction Area:	663
Construction year :	2008
Energy Efficiency :	RQ
Condonium:	-

Air Conditioning
AL Renting Licence Eligible
Atrium
Balcony
Basement
Central Heating
Central Ventilation
City View
Close to the Beach
Close to the Golf Course
Close to the Town
Double Glazing

Property Features

Electric Car Charging Pre-Installation
Electric Shutters
Equipped Kitchen
Fiber Optic Internet
Fitted Wardrobe
Furnished
Garage
Gym
Heat Pump
Heating
Inbuilt LED Spots
Laundry
Office
Outdoor Kitchen Pre-Installation
Patio
Photovoltaic Pre-Installation
River View
Solar Panel Pre-Installation
Storage
Storage Room
Terrace
Underfloor Heating
Underground Parking

Office : Lagos

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Property Description

INDUSTRIAL RETREAT with COMPLETE REFURBISHMENT PLUS APPROVED ATTIC CONVERSION & POOL.

This stunning 3-storey Estate, located in an elevated position, offers panoramic views over the beautiful Bensafrim River and the charming [Lagos](#) town. Redesigned from scratch with the latest eco-friendly technologies. This property offers luxury and sustainability, the possibility to combine living and business, e.g., in creative, health or sports sector, tourism, retreats or for companies.

Lagos City Hall has approved a project to expand the attic for loft conversion/ 5 en suite bedrooms plus 2 standard rooms. The realization is optional; the project plans can be provided upon request.

Key Features:

- **Total Refurbishment:** The villa has been completely renovated to incorporate the most up-to-date and eco-friendly technical features, ensuring energy efficiency and sustainability.
- **3-Storey Layout:** The thoughtfully designed layout maximizes space and functionality.
- **Building's implantation area:** 406.8700 m²

Ground Floor 365 m²:

- **Modern Office:** T0 Studio with stylish bathroom, AC, kitchen connections
- **Multipurpose Premises:** The current design offers a gym and a recording studio: production & recording room for music, video or photo productions and 2 huge main areas for gym, Yoga, retreat areas. Separate modern bathrooms and toilets for men and women are installed.
- **Atrium:** A central space that brings natural light and elegance into the heart of the home.
- **Garage:** Spacious and secure, offering ample room for vehicles and storage.

First Floor 149m² and Terrace 200 m²:

- **Living Areas:** The main living spaces are on the first floor, designed to take full advantage of the property's elevated position: large windows and an airy layout offer unparalleled river vistas and town below.
- **Large Sun Terrace:** Wrapping around the living areas, the terrace is perfect for outdoor relaxation and entertainment.
- **Pool:** approved plans by Lagos City Hall
- **Fully Equipped Kitchen:** This designer kitchen features top-notch NOLTE German-brand appliances and cabinets, direct access to the terrace, and a convenient, spacious storage/laundry room.
- **Bedrooms and Bathrooms:** This level includes 3 tastefully furnished bedrooms and 2 modern bathrooms, all in pristine condition.
- **Fully Furnished:** The property is sold completely furnished, with modern, tasteful, and pristine items.

Second Floor 147,7 m² and Terrace 41 m²:

- **Attic:** Approved expansion with 5 en-suite bedrooms plus 2 social rooms. The fully equipped technic room has a new state-of-the-art home heating system/heat pump/ventilation system and a separate entrance.

Accessibility:

This property is near all amenities & services, fabulous beaches like the [Meia Praia Bay](#), Lagos Oldtown, Marina, and renowned Golf resorts. The Faro International Airport (FAO) is about a 1-hour drive.

This extraordinary villa is more than just a home; it's a lifestyle choice for those who value modern conveniences and eco-friendly living combined with a brilliant business opportunity. Take your chance to make this exceptional property your own.