



**INVESTMENT OPPORTUNITY | Big T3 Villa with Pool and Outbuildings for Refurbishment at Atalaia for Sale - Lagos**

**1,000,000 €**

**Property Details**

Reference: 992  
 Bedrooms : 3  
 Bathrooms : 7  
 Size of plot : 3400  
 Gross Construction Area: 625  
 Construction year : -  
 Energy Efficiency : -  
 Condomium: -

**Property Features**

Balcony  
 Basement  
 BBQ  
 Close to the Beach  
 Close to the Golf Course  
 Close to the Town  
 Double Glazing  
 Front Porch  
 Garage  
 Garden  
 Private Garden  
 Residential Area

**Office : Lagos**

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## Property Description

LiveAlgarve Realty presents a spacious property in Atalaia, on the west side of Lagos. This substantial villa sits on approximately 3,400 m<sup>2</sup> of land and offers scale, privacy, and redevelopment potential in one of the Algarve's most established areas. Properties of this size are increasingly rare near Boavista Golf Resort, where planning restrictions and mature landscaping ensure low density and long-term value.

The house is offered for reconstruction, encouraging a thoughtful architectural approach rather than a simple renovation. Its current footprint and interior volumes support the creation of a modern residence with spacious living areas and seamless indoor-outdoor transitions.

## Location and Surroundings

Atalaia is strategically located. Praia de Porto de Mós, with its wide bay and cliffs, is just a few minutes away by car. The historic centre of Lagos, known for its architecture and maritime heritage, is also nearby, providing access to cafés, shops, and all amenities, as well as cultural venues, while maintaining a peaceful residential setting.

Marina de Lagos offers sailing services and waterfront dining. Regular coastal excursions and dolphin-watching tours depart from the marina, highlighting Lagos' strong connection to the Atlantic.

The property offers privacy while remaining well connected to regional infrastructure. The A22 motorway is easily accessible, providing a direct route to Faro International Airport in about one hour by car. This accessibility is valuable for international owners and guests.

## A Project with Architectural and Investment Logic

This villa provides a flexible framework rather than a completed project. The large construction area allows for multiple suites, spacious social areas, and landscaped gardens with leisure facilities, subject to approval. Buyers increasingly seek properties that meet modern standards for energy efficiency, open layouts, and indoor-outdoor living. Reconstruction enables these features from the start.

From an investment perspective, Lagos has demonstrated sustained demand across residential and tourism segments. Its beaches, including Praia de Porto de Mós and the iconic cliffs to the east, contribute to year-round appeal. Strict planning oversight in established districts such as Atalaia tends to moderate overdevelopment, which supports long-term value stability.

## Distances and Directions

- **Beaches:** Praia de Porto de Mós is about 5 minutes by car to the southwest. Meia Praia, east of the marina, is around 10 minutes away.
- **Lagos Old Town:** Approximately 7 to 10 minutes by car heading east toward the centre.
- **Marina de Lagos:** About 8 minutes by car, following signs to the waterfront and railway station.
- **Faro International Airport:** Approximately 80 kilometres via the A22 motorway, typically about one hour by car.

## Lifestyle Context

Lagos is more than a coastal town. It is a historic settlement, a nautical hub, and a modern leisure destination. Golden cliffs, sheltered coves, and a mild climate define daily life, along with local markets, schools, and year-round services.

For more information or to arrange a private viewing, please contact our LiveAlgarve Realty Team.