



**LUXURY | Modern T3 Villa in Sought-After Ameijeira for Sale - Lagos**

**1,250,000 €**

**Property Details**

Reference: 996  
 Bedrooms : 3  
 Bathrooms : 4  
 Size of plot : 653  
 Gross Construction Area: 302  
 Construction year : 2007  
 Energy Efficiency : C  
 Condomium: -

**Property Features**

Air Conditioning  
 Atrium  
 Automatic Gates  
 Automatic Irrigation  
 Balcony  
 Basement  
 BBQ  
 Central Heating  
 Central Vacuum  
 Close to the Beach  
 Close to the Golf Course  
 Close to the Town  
 Coverable Pool  
 Double Glazing  
 Electric Gates  
 Electric Shutters  
 Equipped Kitchen  
 Fenced  
 Fiber Optic Internet  
 Fireplace  
 Fitted Wardrobe  
 Furnished  
 Garage  
 Garden  
 Heat Pump  
 Heat Recovery System  
 Heated Swimming Pool  
 Heating  
 Laundry  
 Office  
 Outdoor Kitchen  
 Patio  
 Pool  
 Privat Street Parking  
 Private Garden  
 Private Pool  
 Residential Area  
 Safe  
 Satellite TV  
 Solar Panels  
 Storage  
 Storage Room  
 Terrace  
 Trees

**Office : Lagos**

LiveAlgarve Realty Eagle Meridian Mediação Imobiliária LDA AMI 11663 Rua Fernão Vilarinho, Bloco C, Lote 16, Loja G 8600-315

Tel : +351 282 035 092

**Agent Information : Svetlana Goussakov**

Email : sg@livealgarve.com

Tel : +351 914098599

## Property Description

Nestled in the calm residential neighbourhood of Ameijeira, this 3-bedroom villa offers convenience and comfort in one of [Lagos's](#) most desirable areas. Just a short walk from the iconic [Porto de Mós beach](#), this property combines modern design with practical functionality. It is ideal for families, professionals, or investors looking to embrace the Algarve's coastal lifestyle.

### Prime Location, Exceptional Accessibility

This villa is situated on a peaceful residential street and is within walking distance of all essential amenities. The historic centre of Lagos and its marina are close, providing easy access to the area's rich cultural landmarks, beautiful beaches, and various dining and shopping options.

### Thoughtful Design & Layout

The villa's layout is designed for comfort and enjoyment. The ground floor features an open-concept living area that connects the kitchen, dining, and living spaces, all flowing out to a spacious terrace. This expansive outdoor area includes a heated swimming pool surrounded by lush tropical and fruit trees and a dedicated BBQ space, making it perfect for gatherings or relaxation. Additionally, there is a two-car garage and a large laundry area for added convenience.

On the upper level, the villa offers three well-proportioned bedrooms, including an en-suite main bedroom, each with direct access to a private terrace. This floor ensures ample space and privacy, perfect for family living or hosting guests.

### Endless Potential with Spacious Basement

One of the unique features of this villa is its spacious, dry, and clean basement. This versatile area offers endless possibilities for customization. Whether you envision a home gym, an office, a movie theatre, or a game room, this basement provides the perfect foundation to create your dream retreat within your own home.

### Impeccably Maintained for Peace of Mind

This property has been carefully maintained, with attention to aesthetics and functionality. Every corner reflects care and quality, making this villa ready for move-in. New owners can enjoy the Algarve's coastal lifestyle from day one.

### Why this Property in Lagos?

Lagos is a gem of the Algarve, renowned for its beautiful beaches, rich cultural heritage, and vibrant lifestyle. Whether you're interested in water sports, local cuisine, or a thriving arts scene, Lagos provides an exceptional quality of life. This villa represents a beautiful home and an investment in a unique and fulfilling lifestyle.