



## Santa Bárbara de Nexe - Villa



<b>6</b>	<b>6</b>	<b>617</b>	<b>10000</b>	<b>Garage</b>	<b>Swimming Pool</b>	<b>1 500 000 €</b> (EUR €)
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )			

### Faro, Santa Barbara de Nexe. Stunning luxury Detached Turnkey Project with Sea Views.

A large, impressive, luxury detached 6-bedroom villa located in Santa Barbara de Nexe. Being constructed by a local established Portuguese builder to a very high standard and comes with stunning south facing sea views.

The Property is laid out on three floors as follows:

Enter the property through double entrance doors into a grand entrance hallway with sweeping staircase leading to the first floor accommodation, doors leading off to the cloakroom, master ground floor suite of 27m<sup>2</sup> with patio doors accessing terrace and walk in dressing room and en-suite wet room, bedroom 2, a double bedroom with walk in dressing room and en-suite wet room, double doors from hallway lead into an impressive lounge/diner of 87m<sup>2</sup> with internal sliding doors



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accessing a wonderful quality fully fitted kitchen with integrated appliances, pantry/storage room and utility room.

#### First Floor:

Stairs lead to first floor hallway with access to bedroom 3, a double bedroom of 35m<sup>2</sup> with walk-in wardrobes and patio doors accessing two terraces and en-suite wet room, bedroom 4 and 5 both doubles, 18m<sup>2</sup> with patio doors accessing terraces, en-suite wet rooms. Master Bedroom of 30m<sup>2</sup> with walk in dressing room and en-suite wet room with Jacuzzi bath and separate toilet, patio doors accessing terrace.

#### Basement/Garage:

Stairs lead to the registered basement comprising of 165m<sup>2</sup> of garaging with store room of 29m<sup>2</sup>, Gym of 41m<sup>2</sup> and technical room 8m<sup>2</sup> with electrically operated double doors.

#### Outside:

The property will be walled to all boundaries and have electrically operated gates onto a Calçada driveway leading to the property and the garage. The garden will be landscaped with automatic irrigation throughout.

Heated swimming pool with electric pool cover.

Exterior doors in aluminum with Double Glazing

Interior Doors in Oak Wood

Bathroom and kitchen tiles up to 40 €/m<sup>2</sup>/Floor tiles up to 40 €/m<sup>2</sup>/Garage floor tiles up to 15 €/m<sup>2</sup>

Ghroe Taps chrome with 10 years guarantee/White units in bathroom

Suspended toilets and Sanitary ware/Kitchen and appliances up to 30.000 €

Air Conditioning heat/cooling by diffusers (on living area)/Floor heating & cooling (on living area)/Radiators in the garage/Central Vacuum System/Fireplace with Wood Burning stove up to 1.000 €

Heated Salt Water Swimming Pool with salted water/Electric Pool Cover/Alarm/Surround Sound/CCTV & Smoke System/BBQ/Automatic Irrigation and Garden Around the Villa/Automatic Gates

False Ceiling with LED Lighting/Water Softener/Solar Heating System for Water

Entrance Video System/Shared Bore hole with adjoining villa

#### Property Particulars:

Property Type: Detached Villa

Bedrooms: 6

Bathrooms: 5

Plot Size: 10,000m<sup>2</sup>

Build Size: 617m<sup>2</sup>

Year of Construction: 2024

Views: Sea Views

Airport: 15 Minutes

Beach: 15 Minutes

Shopping: 15 Minutes

Pool Size: 6m x 12m Salt Water



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## Property Features

- Air Conditioning
- Fireplace
- Fitted Kitchen
- Mains Electricity
- Pool
- Bore Hole
- Heated Swimming Pool
- Security Alarm
- Garage
- Sea Views
- Double Glazing
- Oil Fired Central Heating
- Mains Water
- Solar Hot Water System
- Garden
- Salt Water Pool
- BBQ
- Energetic certification: A
- South Facing



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