



## Santa Bárbara de Nexe - Villa



5	5	449	4900			<b>1 400 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

### Faro, Sta Barbara de Nexe 5 Bedroom Villa - Turn Key Opportunity

**Detached**

A large, impressive luxury detached 5-bedroom villa located front line location of Sta Barbara de Nexe. Being constructed by a local established Portuguese builder. Offering A+ quality of construction and finish throughout. At present the new owners would have the choice to choose to their own personal tastes in the final finishes. Viewing highly recommended to appreciate the location where the property will be constructed.

The Property is laid out on three floors as follows:

Enter the property through double entrance doors into a grand entrance hallway of 42m<sup>2</sup> with doors leading off to the cloakroom, stairs to first floor and basement, master ground floor suite of 32m<sup>2</sup> with patio doors accessing terrace and walk in dressing room and En-suite wet room, double doors from



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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



hallway to an impressive lounge/diner of 63m<sup>2</sup> with internal sliding doors accessing a wonderful quality 30m<sup>2</sup> fully fitted kitchen with integrated appliances, pantry/storage room and utility room.

#### First Floor:

Stairs lead to first floor hallway with access to bedroom 2, a double bedroom of 20m<sup>2</sup> with walk-in in wardrobes and patio doors accessing a south facing terrace and En-suite wet room, bedroom 3 another double of 24m<sup>2</sup> with patio doors accessing terrace, walk in dressing room, En-suite bathroom, Bedroom 4 of 16m<sup>2</sup> with fitted wardrobes and En-suite wet room and master bedroom of 22m<sup>2</sup> bedroom with patio doors accessing the terrace, large walk-in dressing room and En-suite wet room.

#### Basement/Garage:

Stairs lead to the registered basement comprising of 197m<sup>2</sup> of garaging with storeroom and technical room with electrically operated double doors.

#### Outside:

The property will be walled to all boundaries and have electrically operated gates on to 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.

#### Benefits from:

#### Whats Included

Exterior doors in aluminum with double glazing and electric stores

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 tile up to 15 €/m<sup>2</sup>

Ghroe Taps chromo with 10 years guarantee/

White units in bathroom/Suspended toilets and Sanitary ware

Kitchen and appliances up to 30.000 €/Central Vacuum System

Air conditioning heat + cooling by diffusers (on living area)

Floor heating and cooling ( on living area)/Radiators in the garage

Fireplace with wood burning stove up to 1.000 €

Heated swimming pool with salted water – 6 x 12 meters and free view

Electric pool cover/Alarm, sound, CCTV and smoke system/BBQ/Automatic Irrigation and Garden

Around the Villa/Automatic gates/False ceiling with LEDs lighting/Water softener/Solar heating system for water

Entrance Video System/Shared Bore hole with adjoining villa

#### Property Particulars:

Property Type: Detached Villa

Bedrooms: 5

Bathrooms: 5

Plot Size: 4900m<sup>2</sup>

Build Size: 449m<sup>2</sup>

Year of Construction: 2024

Views: Sea Views



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ACPS10142

Reference

Scan the QR code to view the property



Airport: 15 Minutes  
Beach: 15 Minutes  
Shopping: 15 Minutes  
Pool Size: 6m x 12m Salt Water

## Property Features

- Air Conditioning
- Security Shutters
- Underfloor Heating
- Mains Water
- Pool
- Salt Water Pool
- Security Alarm
- Garage
- Double Glazing
- Fireplace
- Fitted Kitchen
- Mains Electricity
- Garden
- Heated Swimming Pool
- Energetic certification: A
- Sea Views



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