



Santa Bárbara de Nexe - Villa



5	4	859	859			1 480 000 €
Bedrooms	Bathrooms	Area (m ²)	Land Area (m ²)	Garage	Swimming Pool	(EUR €)

Faro, Sta Barbara de Nexe construction 4 /5 bedroom villa with Sea Views

New house in

Luxury 4/5-bedroom detached villa in construction and expected to be completed early September 2023

Located in the centre of Sta Barbara de Nexe, walking distance to all local amenities. Heated pool and outdoor kitchen with Garage

In advance stage of construction at present being built by local reputable builders of many years offering quality constructed properties. We are expecting completion the early part of autumn with the property in a well advance stage of construction. Offering an outstanding villa on two floors. The property will be finished to high standards of materials and finishes. Comprising of ground floor of lounge/dining room, open plan kitchen with utility room, master bedroom suite, first floor 2 additional



Calvin Gibson

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¹ (Call to national fixed network) | ² (Call to national mobile network)



bedrooms with suites, master bedroom with suite and office, The property also benefits of a large basement and garage.

The Property is laid out on two floors as follows plus the basement:

Enter the property through the main door into a 21m² reception lobby with access to the ground floor master bedroom of 23.5m² with en-suite with doors access the terrace., cloak room and stairs leading to the first floor and basement. A large open plan lounge/dining room of 53m³ with doors leading to the terraces and pool area, feature fireplace, open plan kitchen to the lounge with door leading to a fitted utility room, doors lead to the outdoor terrace and pool area.

First Floor

On the first floor you have the master bedroom 25m² with en-suite, dressing area and fitted wardrobes with doors accessing the wrap around terrace, bedroom double with 19m² walk-in wardrobes and en-suite with doors again accessing the terrace, bedroom another good size double with 23m² with en-suite and doors accessing the terraces. to the end of the hallway you have the benefit of a office/bedroom 5.

Basement

The property also benefits a large registered basement at present as large garage of 184.50m² which offers lots of scope to create your own home cinema games room with natural lighting.

Outside:

The property will be full walled with easy to maintain landscaping, calcada natural stone flooring, electric gates to access the property and also the garage will be remote control opening. The pool area will be tiled and adjacent will be a wonderful outdoor covered kitchen/BBQ area with outdoor cloak room and storage/pump room.

Property Particulars:

Property Type: Villa

Bedrooms: 4

Bathrooms: 4

Plot Size: 859m²

Build Size: 456.50 m²

Year of Construction: 2023

Views: Village and sea views

Airport: 20 Minutes

Beach: 20 Minutes

Shopping: 5 Minutes

Swimming Pool Size: 9.2m x 4m

Energy Rating: A+

Price: €1480.000



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Property Features

- Air Conditioning
- Mosquito Screens
- Fireplace
- Fitted Kitchen
- Mains Electricity
- Heat Pump central heating
- Electric Shutters
- Wi-Fi Available
- Internet Available
- Pool
- Fully Fenced Plot
- Salt Water Pool
- Private off street Parking
- BBQ
- Security Alarm
- Energetic certification: A
- Garage
- Sea Views
- Double Glazing
- Security Shutters
- Underfloor Heating
- Mains Water
- Solar Hot Water System
- Mains Sewage
- Video Security Phone Entry System
- Telephone Available
- Fibre Optic Available
- Garden
- Covered Terrace
- Heated Swimming Pool
- Underground Secure Parking
- Garage
- Central location
- Terrace
- South Facing
- Distant Sea Views



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