



## Almancil - Land



4	4	450	7600			<b>1 600 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

## Loule, Vale Formoso    Luxury building project located within Vale Formoso

Stunning project awaiting approval to construct an outstanding villa of quality. Located in one of the most desirable areas of the Algarve, Vale Formosa is this opportunity to design a villa on a unique sized plot of 7600m<sup>2</sup> or to take advantage of the stunning project in the phase of approval. Tarmac access off a cul-du-sac, on the outskirts of a peaceful urbanisation enjoying views from the hills and towards the Golden Triangle of Quinta do Lago and Vale do Lobo.

### Description of the Property

At present a stunning project has been presented to the local council and is in the process of awaiting approval. At the appoint of approval the purchasers can continue with the approved project or can amend to their own personal desire. At present the project will consist of large 3 floors



**Calvin Gibson**

912 388 211 <sup>2</sup>

calvin@acps-real-estate.com

T 00351 289 849 317 <sup>1</sup> · T 00351 912 388 211 <sup>2</sup> · E calvin@acps-real-estate.com

Rua Gago Coutinho, no 75, Sao Bras de Alportel, 8150-151  
AMI 12086

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



supplying a basement of 300m<sup>2</sup>, ground floor living accommodation of 300m<sup>2</sup> and a first floor of 150m<sup>2</sup>. Covered terrace of 90m<sup>2</sup> with various open terraces, wonderful pool configuration and the benefit of its own tennis court. The property will sit in a great centrally located position within the plot of 7600m<sup>2</sup>.

Great central location with easy access to local bars, restaurants and Almancil being a shot 10-minute drive away.

### Proposed Project

It is proposed to build a single-family house with a total of 450 m<sup>2</sup>, on two floors above ground (with a maximum implantation area of 300m<sup>2</sup>) and a basement for storage/parking/technical (with ceiling height lower than 2.30m, non-habitable area). It is also proposed to fence the property.

2 floors above ground; 1 basement floor; 6.5m in height Parking: 11 open-air parking lots

It was decided to propose an implantation that favours the view to the Southwest with a view of the sea.

Access to the house was made on the eastern edge and opened at an entrance in pergola porch in some unusual way that accompanies people to the entrance of the house itself. The layout of the construction is longitudinal, from East to West and somehow built in a mixture of full and empty appearance for the aforementioned view as well as privacy in relation to the constructions to the south. Sun protection was an important factor in this equation protecting/shading the wedge glass facades that are not the most favourable to our climate/geographical position.

### Ground Floor

On the ground floor were the social areas (lobby, living room, kitchen, lounge) as well as two generously sized rooms bedroom suites designed for use by people with conditioned mobility if required.

Upstairs there are 2 bedrooms and terraces facing the sea.

The basement is intended for parking, storage and technical areas where you can also find a sanitary installation to support these areas.

Double height ceilings were defined in both entrance halls, which also intend to encourage air circulation by convection currents especially in the hot period of the summer.

### Property Particulars:

Property Type: Luxury Villa Project plot

Bedrooms: 4

Bathrooms: 4

Plot Size: 7600 m<sup>2</sup>

Build Size: 450 m<sup>2</sup>

Basement: 300m<sup>2</sup>,

Ground Floor: 300m<sup>2</sup>

First Floor: 150m<sup>2</sup>

Covered terraces: 90m<sup>2</sup>

Pool

Tennis Court

Year of Construction: 2023-2024

Views: Countryside and Sea views

Airport: 10 Minutes



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Beach: 15 Minutes  
Shopping: 10 Minutes  
Swimming Pool Size:  
Energy Rating: A+  
Price: €1,600.000

## Property Features

- Air Conditioning
- Mosquito Screens
- Fireplace
- Fitted Kitchen
- Solar Hot Water System
- Central Vacuum System
- Mains Sewage
- Video Security Phone Entry System
- Wi-Fi Available
- Internet Available
- Fitted Wardrobes
- Garden
- Fully Fenced Plot
- Heated Swimming Pool
- Underground Secure Parking
- Garage
- Roof Terrace
- Energetic certification: A+
- Country Side Views
- Double Glazing
- Security Shutters
- Underfloor Heating
- Mains Water
- Water Purification System
- Underfloor Cooling and Heating system
- Electric Shutters
- Kinetico water softener
- Telephone Available
- Fibre Optic Available
- Pool
- Tennis Court
- Covered Terrace
- Private off street Parking
- BBQ
- Electric Gates
- Central location
- Garage
- Sea Views



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