







FIRST LINE | New Luxury Semi-Detached T4 Sea View Villas in Ponta de Piedade - Lagos

€ 2,500,000

Units in this Development

REF	FRACTION	TYPOLOGY	PRIVATE AREA	TOTAL AREA	PARKING	PRICE
D902-5	5	T4	295 m²	605 m²	1	**2,500,000 €**
D902-6	6	T4	294 m²	574 m²	1	**2,500,000 €**
D902-7	7	T4	294 m²	577 m²	-	**2,500,000 €**
D902-8	8	T4	294 m²	639 m²	1	**0 €**
D902-9	9	T4	294 m²	574 m²	1	**2,500,000 €**
D902-10	10	T4	294 m²	567 m²	1	**2,500,000 €**

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Property Description

The LiveAlgarve Realty Team presents a rare opportunity to acquire a brand-new semi-detached villa on the first line of Ponta da Piedade in Lagos, with uninterrupted views across the Atlantic.

Currently under construction and scheduled for completion in 2026, the property is designed to take full advantage of its exceptional coastal position. Contemporary architecture, generous outdoor spaces and carefully considered interiors come together in a residence where the ocean is an integral part of the setting.

From the principal living areas and terraces, the view extends towards the Atlantic horizon, creating a changing backdrop throughout the day, from bright morning light to the warmer tones of sunset.

3 Levels of Contemporary Living

The villa is arranged over 3 floors, connected by a private lift for effortless movement between the different levels.

The ground floor centres on a generous open living area with a high-quality contemporary kitchen, complemented by a separate laundry room and guest WC. Large openings establish a natural connection with the terraces and pool area, extending the main living space outdoors.

A private swimming pool and expansive terraces create several areas for relaxing, dining and entertaining, while the private garage provides secure parking and additional practicality.

The first floor features 4 en-suite bedrooms, giving residents and guests a high degree of privacy. The principal suite and a second bedroom benefit from dedicated dressing areas, while three of the bedrooms open onto a particularly spacious terrace.

The upper level introduces a more private outdoor setting. Here, a rooftop terrace with a jacuzzi provides an elevated vantage point over the coastline, equally suited to quiet mornings, afternoon relaxation or watching the sun set over the Atlantic.

Ponta da Piedade & Lagos

The setting is one of the property's defining qualities. Ponta da Piedade is among Lagos' most recognisable coastal landscapes, known for its dramatic cliffs, golden rock formations and sheltered coves.

At the same time, the villa is close enough to enjoy Lagos' everyday conveniences. The historic centre, marina, restaurants, shops and other services are within easy reach, while some of the area's most celebrated beaches are only minutes away.

Camilo Beach and Dona Ana Beach are particularly close, with Ponta da Piedade itself also within walking distance. Porto de Mós provides another extensive sandy beach and a different coastal setting nearby.

Location & Distances

• Praia do Camilo: approx. 300 m | 4–5 min walk

• Praia Dona Ana: approx. 500 m | 7–8 min walk

• Ponta da Piedade: approx. 500 m | 7–10 min walk

• Praia do Pinhão: approx. 1 km | 15 min walk

• Lagos Old Town: approx. 1.5–2 km | 5–7 min drive

• Lagos Marina: approx. 2.5–3 km | 7–10 min drive

• Porto de Mós Beach: approx. 2 km | 5–7 min drive

• Supermarkets & everyday shopping: approx. 1–2 km | 4–6 min drive

• Palmares Golf Resort: approx. 6–7 km | 12–15 min drive

• Boavista Golf Resort: approx. 4–5 km | 10–12 min drive

• Espiche Golf: approx. 10–11 km | 15–18 min drive

• Lagos railway station: approx. 3 km | 7–10 min drive

• Faro International Airport: approx. 90 km | 1 hour drive

A Distinctive Coastal Residence

This property combines a highly sought-after Lagos location with the advantages of new construction, private outdoor space, a swimming pool, lift access and rooftop jacuzzi.

Its position is particularly compelling: close enough to Lagos for restaurants, culture and everyday amenities, yet directly connected to one of the Algarve's most spectacular stretches of coastline.

For those seeking a permanent residence, a sophisticated holiday home or a distinctive property in one of Lagos' most established coastal areas, this villa offers a combination that is increasingly difficult to reproduce: first-line Atlantic views with the beaches and historic centre of Lagos close at hand.

Financial Information

Options	Per Year	TAX
Hold to Sell	8%	28%-48%
Annual Rent	40.000€	25%
Holiday Rent	45.000€	21%-48%

Completion is scheduled for 2026.

Interested?

Contact the LiveAlgarve Realty Team for full specifications, construction details and further information, or to arrange a private presentation of this exceptional coastal residence.