



**EXCLUSIVE | Luxurious Sea View T3 Villa for Sale in Praia da Luz – Lagos**

**1,700,000 €**

**Property Details**

|                          |      |
|--------------------------|------|
| Reference:               | 1012 |
| Bedrooms :               | 3    |
| Bathrooms :              | 3    |
| Size of plot :           | 848  |
| Gross Construction Area: | 189  |
| Construction year :      | 2008 |
| Energy Efficiency :      | Ap   |
| Condonium:               | -    |

|                          |
|--------------------------|
| Air Conditioning         |
| Alarm System             |
| Automatic Gates          |
| Balcony                  |
| BBQ                      |
| Close to the Beach       |
| Close to the Golf Course |
| Close to the Town        |
| Double Glazing           |
| Electric Shutters        |
| Equipped Kitchen         |

**Property Features**

|                      |
|----------------------|
| Fenced               |
| Fiber Optic Internet |
| Fireplace            |
| Fitted Wardrobe      |
| Garden               |
| Heat Recovery System |
| Heated Swimming Pool |
| Heating              |
| Inbuilt LED Spots    |
| Laundry              |
| Partially Furnished  |

|                  |
|------------------|
| Patio            |
| Pool             |
| Private Garden   |
| Private Pool     |
| Residential Area |
| Sea View         |
| Storage          |
| Storage Room     |
| Street Parking   |
| Terrace          |
| Walk-in Wardrobe |

**Office : Lagos**

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## Property Description

This beautiful high-end villa for sale in Montinhos da Luz offers excellent qualities within a peaceful residential area boasting exceptional sea views, a short distance to all services and amenities. The classic Algarvian-style family villa of 189 m<sup>2</sup> is conveniently located on an 848 m<sup>2</sup> plot, just a few minutes walk from Luz village centre and its famous beach.

Due to its south ORIENTATION, it enjoys breathtaking panoramic views and blends to perfection indoor and outdoor living.

**SPACES:** You access the first floor through a representative front entrance. Here, you find a cloakroom, a spacious 40 m<sup>2</sup> lounge area, a functional, modern, fully-fitted kitchen, and a service bathroom. The ground floor features 3 bedrooms and 3 bathrooms, including the Main Suite with a large walk-in wardrobe. All rooms have direct access to the lovely pool terrace and garden.

This high-end property is designed and built to the highest standards and has superb open spaces and a heated pool. There is plenty of room to entertain family and guests all year round, enjoying the mild Algarve's climate.

**LOCATION** matters! You will enjoy short distances to all amenities and walking distance to the village and beach. The historic, vibrant Lagos town center and its Marina are only a 10-minute drive away. Many golf greens and many more are right at hand.

**COMFORT:** This outstanding luxury home is for sale in mint condition. It has all the features you need for the most exclusive Algarvian lifestyle. It has an A++ Energy Certificate, solar hot water, and a heat pump backup to keep energy costs low. The estate has full hot/cold air conditioning installed. A showpiece marble fireplace with a wood burner completes the lounge area. There is a further washer and dryer adjacent to the BBQ area.

**SAFETY:** The property is fully fenced and located in a prestigious, calm residential parish. An alarm system and electric shutters protect it. This is an opportunity for those seeking a substantial, beautiful home in the sun in peaceful surroundings in Portugal's Algarve!