



NEWLY BUILT | Modern T4 City Flats for Sale - Portimão

395,000 €

Property Details

Reference:	1040
Bedrooms :	4
Bathrooms :	3
Size of plot :	-
Gross Construction Area:	142
Construction year :	2025
Energy Efficiency :	A
Condomium:	-

Property Features

A/C Pre-Installation	Electric Gates	Private Condominium
Automatic Gates	Elevator	Residential Area
Balcony	Equipped Kitchen	Solar Panels
BBQ	Fiber Optic Internet	South-facing
City Centre	Fitted Wardrobe	Storage
City View	Heating	Street Parking
Close to the Beach	Inbuilt LED Spots	Underfloor Heating
Close to the Golf Course	Intercom	
Double Glazing	New Development	

Office : Lagos

LiveAlgarve Realty Eagle Meridian Mediação Imobiliária LDA AMI 11663 Rua Fernão Vilarinho, Bloco C, Lote 16, Loja G 8600-315

Tel : +351 282 035 092

Agent Information : Svetlana Goussakov

Email : sg@livealgarve.com

Tel : +351 914098599

Property Description

Seize the opportunity to own a spacious, energy-efficient T4 apartment in the heart of Portimão, Algarve's thriving coastal city.

Located in a newly constructed 9-storey residential building, these 4-bedroom apartments are move-in ready and perfect for families, retirees, or anyone looking to enjoy the Algarve lifestyle all year round.

Sustainability & Comfort

This development was designed with long-term livability and the environment in mind. Mature pine trees surrounding the property have been preserved, creating a peaceful, green setting rarely found in urban centers. High-grade thermal insulation and an **Energy Certificate rating of A** ensure excellent energy efficiency and reduced utility costs. Two of the 4 bedrooms are suites.

- **South, West, and North-facing balconies** guarantee natural light throughout.
- **Triple-layer frameless glass railings** offer both safety and unobstructed views.
- Advanced **acoustic insulation** provides a quiet, relaxing indoor environment.
- Solar panels contribute to hot water systems.

Premium Build Quality

Finishes were selected to be durable, stylish, and low-maintenance — ideal for both permanent living or holiday use.

Highlights include:

- High-speed **elevator with emergency call system**
- **Secure, well-lit common areas**
- Quality finishes throughout kitchens, bathrooms, and living spaces
- Elevator lobbies and staircases with automatic on/off lighting systems

Location: Central Convenience, Coastal Serenity

Set in a peaceful residential area, the location combines urban convenience with coastal charm. Everything you need is within walking distance:

- Health Centre
- Schools and public services
- Local market and supermarkets
- Restaurants and cafes
- Aqua Portimão shopping center

And when you're ready for the beach, **Praia da Rocha** and other sandy shores are just **2.7 km away** — a quick 5-minute drive or 10-minute bike ride.

Explore Portimão

Portimão is the largest city in the western Algarve and is increasingly popular with residents and long-term visitors. Its historic fishing roots remain visible in the riverside promenade and traditional restaurants, while modern amenities, a bustling marina, and charming old town streets give the city a unique identity.

Whether you're investing, relocating, or retiring, Portimão offers an authentic Algarve lifestyle with everything close at hand.

Available Units & Pricing

- **First Floor T4 Apartment** – €395,000

Both units are ready to welcome you with high-quality construction, generous interior space, and sunlight-filled living areas.

Easy Access from Faro Airport

Faro International Airport (FAO) is just an hour's drive away (approximately 70 km) via the A22 motorway. This makes the apartments ideal for frequent travelers or as a base for visiting family and friends.

If you're looking for a 4-bedroom apartment in the Algarve that blends modern design, long-term value, and a prime location, these Portimão units are a top choice. **Contact** our LiveAlgarve Realty Team to arrange a viewing or request more information.