



NEWLY BUILT | Modern T4 City Penthouse with Sea Views for Sale – Portimão

495,000 €

Property Details

Reference:	1041	A/C Pre-Installation
Bedrooms :	4	Automatic Gates
Bathrooms :	3	Balcony
Size of plot :	-	BBQ
Gross Construction Area:	180	City Centre
Construction year :	2025	City View
Energy Efficiency :	A	Close to the Beach
Condomium:	-	Close to the Golf Course
		Double Glazing

Property Features

Electric Gates	Photovoltaic System
Electric Shutters	Private Condominium
Elevator	Residential Area
Equipped Kitchen	Sea View
Fiber Optic Internet	Solar Panels
Fitted Wardrobe	South-facing
Inbuilt LED Spots	Storage
Intercom	Underfloor Heating
New Development	Unobstructed View

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

Own a modern, energy-efficient T4 penthouse in the heart of Portimão, Algarve's vibrant coastal city.

Located on the 9th floor of a newly constructed residential building, this 4-bedroom flat is move-in ready and perfect for families, retirees, or anyone looking to enjoy the Algarve lifestyle all year round.

Sustainability & Comfort

This new development was designed with long-term livability and the environment in mind. Mature pine trees surrounding the property create 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 ensuites.

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

Premium Build Quality

The finishes were selected to be durable, stylish, and low-maintenance—ideal for both permanent living and 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 markets 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.

The penthouse is ready to welcome you with high-quality construction and sunlight-filled living areas.

Easy Access from Faro Airport

Faro International Airport (FAO) is just under an hour's drive away (approx. 70 km) via the A22 motorway. The location is ideal for frequent travellers or as a base for visiting family and friends.

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