

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

# 495,000 €

| Property Details         |      |
|--------------------------|------|
| Reference:               | 1041 |
| Bedrooms :               | 4    |
| Bathrooms :              | 3    |
| Size of plot :           | -    |
| Gross Construction Area: | 180  |
| Construction year :      | 2025 |
| Energy Efficiency:       | Α    |
| Condonium:               | -    |
|                          |      |

| A/C Pre-Installation     |
|--------------------------|
| Automatic Gates          |
| Balcony                  |
| BBQ                      |
| City Centre              |
| City View                |
| Close to the Beach       |
| Close to the Golf Course |
| Double Glazing           |

| Electric Gates       |
|----------------------|
| Electric Shutters    |
| Elevator             |
| Equipped Kitchen     |
| Fiber Optic Internet |
| Fitted Wardrobe      |
| Inbuilt LED Spots    |
| Intercom             |
| New Development      |
|                      |

**Property Features** 

| Photovoltaic System       |   |
|---------------------------|---|
| Private Condominiun       | n |
| Residential Area          |   |
| Sea View                  |   |
| Solar Panels              |   |
| South-facing              |   |
| Storage                   |   |
| <b>Underfloor Heating</b> |   |
| Unobstructed View         |   |

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#### **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.