



**NEW DEVELOPMENT | Contemporary T4 Villa Under Construction in Pontalgar, Mexilhoeira Grande for Sale – Portimão**

**765,000 €**

#### Property Details

Reference:	1055
Bedrooms :	4
Bathrooms :	5
Size of plot :	268
Gross Construction Area:	200
Construction year :	2026
Energy Efficiency :	A
Condomium:	-

Air Conditioning  
Automatic Gates  
Balcony  
Carport  
Close to the Beach  
Close to the Golf Course  
Close to the Town  
Countryside  
Double Glazing  
Electric Gates

#### Property Features

Electric Shutters  
Equipped Kitchen  
Fenced  
Fitted Wardrobe  
Front Porch  
Garage  
Heat Pump  
Inbuilt LED Spots  
Intercom  
New Development

Partially Furnished  
Pool  
Private Garden  
Private Pool  
Residential Area  
Storage Room  
Terrace  
Trees  
Underfloor Heating

#### Office : Lagos

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## Property Description

Positioned in the peaceful enclave of Pontalgar, Mexilhoeira Grande, this modern 4-bedroom villa is currently under construction. It offers a combination of architectural clarity, scenic countryside and sea views, as well as lifestyle adaptability. With completion estimated for May 2026, the property provides an opportunity for early buyers to customize interior finishes according to their taste and needs.

### Elegant Design with Functional Space

The house is structured across two levels, with a total built area of 200 m<sup>2</sup> on a 268 m<sup>2</sup> plot. Its layout is conceived with spatial economy and flow in mind. The ground floor features a seamless integration of living, dining, and kitchen areas, framed by expansive glazed surfaces that invite natural light and open directly onto the pool terrace. This level also features a separate pantry, a guest bathroom, and a double bedroom with a private en-suite shower room, providing flexible accommodation for guests or multi-generational living.

On the upper floor, three additional double bedrooms, all en-suite and with direct access to a balcony facing southward toward the sea and countryside. A dedicated walk-in wardrobe enhances the main suite.

### Outdoor Living and Orientation

A key feature of this villa is its orientation, which ensures optimal light distribution throughout the day. The outdoor area features a swimming pool and private parking within the fully enclosed grounds, striking a balance between relaxation and practicality. Built-in wardrobes and efficient interior planning further underscore the attention to detail in this project.

### Strategic Location with Excellent Connectivity

The villa's location in Mexilhoeira Grande offers a blend of rural quietude and convenient access to major coastal amenities.

- **Meia Praia Beach** and **Praia do Alvor** are accessible within approximately **15 to 20 minutes by car**, offering expansive sandy coastlines and a range of water activities.
- The prestigious **Penina Golf Resort** is located just **10 minutes away**, with other top-tier golf courses, such as Palmares and Boavista, within a **20-minute drive**.
- For broader cultural and commercial experiences, **Lagos** and **Portimão** town centres are both within a **15-minute drive**.
- **Faro International Airport (FAO)**, the Algarve's central travel hub, is approximately **50 minutes by car**, ensuring international accessibility.

### A Considered Investment

Rather than merely serving as a residence, this property may be regarded as a dynamic solution, adaptable for full-time living, seasonal use, or as a long-term asset with strong rental potential. The opportunity to influence material finishes during construction enhances its appeal to discerning buyers seeking tailored modern living in the Western Algarve.

While construction is underway, interested parties are encouraged to explore the full potential of this property through on-site visits or project consultations.

For further details or to arrange a visit to the site, please get in touch with our LiveAlgarve Realty Team directly.