







NEW BUILT | Modern T3 Villa at Monte Canelas, Mexilhoeira Grande for Sale - Portimão

1,195,000 €

Property Details

Reference:	1116
Bedrooms :	3
Bathrooms :	4
Size of plot :	845
Gross Construction Area:	255
Construction year :	2026
Energy Efficiency :	A
Condonium:	-

Property Features

- Air Conditioning
- BBQ
- Close to the Golf Course
- Close to the Town
- Double Glazing
- Equipped Kitchen
- Fenced
- Fitted Wardrobe
- Garden
- Heated Swimming Pool
- Heating
- Infinity Pool
- Kitchen Island
- Outdoor Kitchen
- Patio
- Pool
- Private Garden
- Private Pool
- Residential Area
- Solar Water Heaters
- Storage
- Terrace
- Underfloor Heating

Office : Lagos
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Property Description

Contemporary Living in a Quiet Algarve Setting!

Our LiveAlgarve Realty Team presents a luxury bungalow-style villa in the residential enclave of Monte Canelas, near Mexilhoeira Grande. This newly built single-storey home interprets contemporary Algarve living. The property will be ready for you at the end of May 2026 and plays up spatial clarity, natural light, and functionality. It appeals to buyers who value architectural restraint and modern comfort.

Monte Canelas has a position that balances seclusion and accessibility. The historic centre and marina of Portimão lie roughly 15 minutes away by car, while the coastal atmosphere of Lagos is about 10 minutes away. International travel remains straightforward, since Faro International Airport is approximately 70 minutes to the east. Several golf courses and leisure facilities across the western Algarve sit within a short driving radius, including the well-known Penina Golf Resort. The nearby Autódromo Internacional do Algarve also contributes to the area's distinct identity, hosting international motorsport events while remaining far enough away to preserve residential calm.

Architecture and Interior Layout

The architectural concept centers on a single-level layout that promotes continuity between indoor and outdoor spaces. In Mediterranean climates, this strategy is often advantageous. Movement through the home is intuitive, and daylight can be distributed across the plan with ease.

The villa has three bedrooms. One is designed as a principal suite, with a private bathroom and a spacious walk-in wardrobe. This layout provides privacy and organizational clarity, especially for long-term residents. Two additional bedrooms share a separate bathroom conveniently positioned along the corridor.

At the center of the home, the kitchen serves as both a functional space and a social anchor. A contemporary island is the focal point, encouraging interaction during meal preparation. This space flows directly into the living and dining areas, creating a broad interior that accommodates everyday life and informal gatherings.

Attention has also been given to secondary spaces that determine daily practicality. A dedicated laundry room provides space for washing and drying appliances, as well as extra storage. A corridor with windows brings natural light into circulation areas, reinforcing the connection between the interior and the surrounding landscape.

Outdoor Living and Landscape Design

In the Algarve, domestic architecture often extends beyond the building envelope. This property reflects that principle through several exterior features designed for year-round use.

A covered patio provides a sheltered area for dining, relaxation, or social events. An additional bathroom accessible from this space enhances practicality during outdoor gatherings. Nearby, the swimming pool is designed with a heating system, allowing extended seasonal use at the owner's discretion.

Adjacent to the pool area, an outdoor kitchen provides space for barbecues and informal meals. The landscaped garden, still evolving as the property nears completion, is expected to introduce greenery and visual calm without excessive maintenance demands.

Technical Features and Comfort Systems

The villa's technical infrastructure reflects contemporary expectations for comfort and energy management. Principal features include:

- Hydraulic underfloor heating
- Integrated air conditioning system
- Solar panels dedicated to domestic hot water production
- Pre-installation for a heated swimming pool

While these systems cannot eliminate energy consumption entirely, they may contribute to a more efficient and balanced residential environment compared with older properties in the region.

Distances and Accessibility

From Monte Canelas, key destinations across the western Algarve remain easily reachable:

- Approximately 10 minutes to Lagos
- Around 15 minutes to the marina and centre of Portimão
- Roughly 15 minutes to Penina Golf Resort and other nearby golf courses
- About 70 minutes to Faro International Airport

This location allows residents to access beaches, marinas, and leisure facilities without staying in the busiest tourist zones.

Interested?

For further information or to arrange a private viewing, prospective buyers are encouraged to contact our LiveAlgarve Realty Team directly.