







SEA VIEW | New Modern T3+1 Villa with Rooftop Terrace at Santa Barbara de Nexe for Sale - Faro

1,249,000 €

Property Details

Reference:	1136
Bedrooms :	4
Bathrooms :	3
Size of plot :	570
Gross Construction Area:	282
Construction year :	2026
Energy Efficiency :	A
Condonium:	-

Property Features

- Air Conditioning
- Automatic Gates
- Balcony
- Basement
- BBQ
- Close to the Beach
- Close to the Golf Course
- Close to the Town
- Double Glazing
- Electric Gates
- Equipped Kitchen
- Fenced
- Fiber Optic Internet
- Fireplace
- Fitted Wardrobe
- Front Porch
- Furnished
- Garage
- Garden
- Gym
- Heating
- Inbuilt LED Spots
- Intercom
- Jacuzzi
- Kitchen Island
- Laundry
- New Development
- Outdoor Kitchen
- Pool
- Private Garden
- Private Pool
- Residential Area
- Rooftop Terrace
- Sauna
- Sea View
- South-facing
- Storage
- Storage Room
- Terrace
- Trees

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

Situated in the hills of Santa Bárbara de Nexe, this exquisite newly built house provides privacy, accessibility, and modern design. The property's south-facing orientation maximizes sunlight throughout the day, accentuating the spacious interiors while fostering a harmonious connection with the natural surroundings.

Large windows offer views of the Atlantic Ocean and Algarve countryside. The architecture incorporates clean lines, quality materials, and a layout tailored for modern living. A

This luxury villa appeals to buyers who value functionality and cohesive design. Open-plan living areas connect indoor and outdoor spaces, while private accommodations are arranged for comfort and long-term flexibility. Luxury features include a well-sized pool, a sea-view rooftop terrace equipped with a jacuzzi, a sauna and an ice tub.

Contemporary Design with Practical Considerations

Our LiveAlgarve Realty Team presents a newly built luxury 4-bedroom villa. The residence offers spacious interiors and outdoor areas for year-round use. Terraces, landscaped gardens, and a swimming pool extend the living space for relaxation, dining, and entertaining.

The home is designed for energy efficiency and easy maintenance, reflecting current trends in sustainable residential architecture. It is well-suited as a permanent residence, second home, or investment in one of the Algarve's most established locations.

Interior Spaces Designed Around Light and Comfort

Inside, the villa is designed to create openness without sacrificing intimacy. High ceilings and well-proportioned rooms provide an expansive yet welcoming atmosphere. Natural light from multiple directions subtly transforms the interiors throughout the day.

The beautiful main living area forms the heart of the home, with a top-notch kitchen, representative dining space, and lounge, all arranged for interaction and flexibility. Large sliding glass doors connect to the terraces and pool, enabling indoor and outdoor living.

Materials throughout the property are chosen for durability and visual consistency. Large-format flooring extends across main living spaces, reinforcing architectural continuity and creating a calm, cohesive aesthetic. The restrained palette offers a versatile backdrop for various interior styles.

The 3 bedroom suites are designed for maximum privacy and comfort. Each features generous proportions, integrated storage, and thoughtfully designed natural light. Bathrooms follow the villa’s design philosophy, combining clean lines with high-quality finishes and contemporary fittings.

Functional Layout Across Multiple Levels

The villa’s floor plan addresses the practical needs of modern living. Social spaces are located on the main level, with direct access to outdoor amenities and a BBQ for year-round use. Private accommodations are separated from communal areas.

Additional rooms on the basement floor can be adapted for a home office, fitness area, media room, or guest accommodation. This flexibility is valuable as residential needs evolve, and multi-functional spaces gain importance. A 2-car garage provides a safe place to park.

Santa Bárbara de Nexe: A Village with Enduring Appeal

Santa Bárbara de Nexe holds a unique position in the Algarve property market. The village maintains its local character while offering convenient access to major regional centers, supporting ongoing demand from national and international buyers.

Its elevated setting offers a sense of separation from the more densely developed coast, while daily amenities, transport, leisure facilities, and beaches remain easily accessible. These advantages contribute to the area's lasting residential appeal.

Convenient access

- Faro city centre: approximately 15 minutes
- Faro International Airport: approximately 20 minutes
- Loulé: approximately 12 km
- Vilamoura and Vilamoura Marina: approximately 25 km

- Algarve beaches: approximately 15 to 20 km
- Renowned golf resorts: approximately 15 to 25 km
- Popular family waterparks: approximately 20 to 30 km

Property highlights

- Newly constructed contemporary villa
- Turnkey
- Elevated location in Santa Bárbara de Nexe
- Open-plan living and dining spaces
- Expansive terraces and outdoor entertaining areas
- Spacious flexible basement
- Swimming pool and landscaped gardens
- Abundant natural light throughout
- Sea and Countryside views
- Energy-conscious design principles

Conclusion

A considered balance of privacy, design clarity, and proximity to the Algarve’s most established destinations defines this luxury property as a quietly confident place to live. This estate represents a compelling investment opportunity, offering strong holiday rental demand, attractive income potential, and excellent prospects for long-term capital appreciation.

Interested?

Contact the LiveAlgarve Realty Team to learn more about this listing and to arrange a private viewing at your convenience.