



LUXURY | Spacious T4+1 Villa at Falesia Beach, Olhos de Água for Sale - Albufeira

4,500,000 €

Property Details

Reference:	1159
Bedrooms :	5
Bathrooms :	6
Size of plot :	5090
Gross Construction Area:	650
Construction year :	1992
Energy Efficiency :	D
Condomium:	-

Air Conditioning
 AL Renting Licence Eligible
 Balcony
 Bar
 Basement
 BBQ
 Borehole
 Close to the Beach
 Close to the Golf Course
 Close to the Town
 Coast Property
 Double Glazing
 Electric Gates
 Electric Wall Heaters
 Equipped Kitchen

Property Features

Fenced
 Fireplace
 Fitted Wardrobe
 Front Porch
 Fruit Trees
 Games Room
 Garage
 Garden
 Gym
 Heat Pump
 Heating
 Jacuzzi
 Laundry
 Multi-Car Garage
 Office
 Outdoor Kitchen
 Patio
 Pool
 Pool Bar
 Private Garden
 Private Pool
 Residential Area
 Sauna
 Snooker
 South-facing
 Storage
 Storage Room
 Study Area
 Terrace
 Trees

Office : Lagos

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Property Description

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The LiveAlgarve Realty Team presents a private luxury estate near **Praia da Falésia**, in the peaceful countryside between **Olhos de Água** and **Vilamoura**. This beautiful, detached residence offers exceptional space, privacy and refined Algarve living. Set on a **5,090 m² plot** and surrounded by mature gardens, the property combines the atmosphere of a country estate with the convenience of being close to one of the Algarve's most celebrated beaches.

With approximately **650 m² of built area**, the house is designed for comfortable everyday living and effortless entertaining. Generous proportions, a wealth of individual living spaces, and a carefully considered layout create a versatile home.

Key Features

- 5 spacious bedrooms
- 3 en-suite bedrooms
- Generous walk-in dressing room
- Elegant reception and dining areas
- Fully equipped kitchen
- Private office
- Games room
- Billiard room
- Wine cellar
- Private wellness area with sauna and jacuzzi
- Swimming pool
- Landscaped mature gardens with fruit trees
- Dedicated barbecue area
- 2-car garage
- Separate support annex
- Private borehole for garden and pool
- Air conditioning
- Heat pump
- Radiators
- South-facing orientation
- Excellent privacy in a sought-after coastal setting

The accommodation includes **5 spacious bedrooms**, 3 with en-suite bathrooms, and dressing rooms. Throughout the residence, the focus is on comfort and functionality, with distinct areas that allow family life, working from home, and entertaining to coexist.

The principal living areas open onto the surrounding grounds. A separate dining area provides an elegant setting for longer lunches and evening gatherings. A dedicated games room, billiard room, private office and wine cellar add character and make this property equally suited to relaxed family life and larger-scale entertaining.

The fully equipped kitchen is part of a practical arrangement designed for everyday use and hosting. For complete relaxation, the private wellness area adds an indulgent dimension, with **sauna and jacuzzi facilities**.

Outside, the grounds are a key part of the estate's appeal. Mature fruit trees, established landscaping and generous terraces surround the swimming pool, creating a natural extension of the interior spaces. Outdoor dining and relaxation areas are complemented by a dedicated barbecue area.

A **3-car garage**, additional storage, a separate support annex and a private borehole serving the garden and pool provide the infrastructure expected of a substantial residence. Air conditioning, a heat pump and radiators ensure year-round comfort. The famous **Praia da Falésia**, with its expansive golden beach and distinctive ochre cliffs, is within walking distance, while Olhos de Água, Vilamoura and Albufeira provide an extensive choice of restaurants, shops, leisure facilities and services. The nearby Pine Cliffs area also places several prestigious golf facilities close at hand.

Location & Distances

- **Praia da Falésia / Açoteias:** approx. 1.4 km
- **Praia da Falésia / Alfamar:** approx. 1.7 km
- **Praia dos Olhos de Água:** approx. 3.5 km
- **Pine Cliffs Golf:** approx. 1.2 km
- **Local supermarket:** approx. 1 km
- **Restaurants and cafés:** within a few minutes
- **Albufeira Old Town:** approx. 8 km
- **Vilamoura:** approx. 10 km
- **Vilamoura Marina:** approx. 11 km
- **Vilamoura golf resorts:** approx. 10–12 km
- **Albufeira centre:** approx. 8 km
- **Portimão:** approx. 40 km
- **Lagos:** approx. 60 km
- **Faro International Airport (FAO):** approx. 35 km

The distances are approximate and based on the location of Caminho do Banco; the property itself is privately positioned within the area. The nearby Falésia coastline stretches for several kilometres between **Olhos de Água** and **Vilamoura**, giving this location particularly easy access to the beach and the resort amenities of the central Algarve.

This property is for those looking for more than a conventional holiday home. Its generous grounds, extensive private facilities, and proximity to the Atlantic create a complete setting for enjoying the **Algarve** year-round.

Interested?

Please contact our LiveAlgarve Realty Team for further information on this beautiful property and to schedule a private viewing.