



€2,195,000

Ref: PP176107

342 sqm

Set within walking distance of the marina, Falésia Beach, and the Vilamoura Tennis and Padel Club, this brand new home delivers the architectural precision and finish quality expected of Portugal's...

• Pool

• A/C

• Garden

Telephone: +351 213 471 603

Email: [info@portugalhomes.com](mailto:info@portugalhomes.com)

Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940

logo not

## Property Description

Set within walking distance of the marina, Falésia Beach, and the Vilamoura Tennis and Padel Club, this brand new home delivers the architectural precision and finish quality expected of Portugal's most desirable coastal addresses.

The villa occupies a 598 m<sup>2</sup> plot with a total built area of 342 m<sup>2</sup>, distributed across three levels:

Lower ground (136 m<sup>2</sup>) with a 31 m<sup>2</sup> home cinema, 26 m<sup>2</sup> gym, 6 m<sup>2</sup> wine cellar and a bedroom with an en-suite. Also offers an enclosed two-car garage.

Ground floor (118 m<sup>2</sup>) featuring an open-plan 64 m<sup>2</sup> living and kitchen space, extending directly to the private garden and swimming pool. One bedroom with en-suite

First floor (88 m<sup>2</sup>) with two suites, including a 38 m<sup>2</sup> master suite.

Every element has been executed to a high specification:

Bosch-equipped kitchen with DEKTON worktops, oak-finished flooring, solid-wood staircases, underfloor heating, DAIKIN climate control, and a full VMC ventilation system. Bathrooms are appointed with GROHE fixtures and Corian finishes.

Outdoors, a private pool, gas-built barbecue, and dedicated pool changing room create a seamless environment for year-round leisure.

### Key features

Four en-suite bedrooms

Home cinema and gym

Wine cellar

Private pool and garden

Two-car enclosed garage

Walking distance to beach, marina, and sports facilities

Energy-efficient construction with acoustic and thermal insulation

# Gallery



logo

Telephone: +351 213 471 603

Email: [info@portugalhomes.com](mailto:info@portugalhomes.com)

Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940

## Additional Details

### Attributes

<b>Status</b> Available	<b>Net Area</b> 342sq m	<b>Gross Area</b> 342sq m
<b>Year Built</b> 2026		

### Property Features

Pool	A/C	Garden
------	-----	--------

logo

Telephone: +351 213 471 603

Email: [info@portugalhomes.com](mailto:info@portugalhomes.com)

Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940

## Site Floorplan

logo

Telephone: +351 213 471 603

Email: [info@portugalhomes.com](mailto:info@portugalhomes.com)

Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940