

€1,890,000

Ref: PP176326

506 sqm

A recently upgraded five-bedroom villa in Alsakia, Fonte Santa, positioned minutes from Quarteira and the central Algarve coastline. The asset combines turnkey condition with modern systems and low ongoing...

- Pool
- A/C
- Garden

Telephone: +351 213 471 603  
Email: info@portugalhomes.com

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

## Property Description

A recently upgraded five-bedroom villa in Alsakia, Fonte Santa, positioned minutes from Quarteira and the central Algarve coastline. The asset combines turnkey condition with modern systems and low ongoing maintenance, suited to both primary residence and high-end rental deployment.

### Thermal performance and systems

The house is fully equipped with underfloor heating, excluding the basement, with independent room-by-room control. Air conditioning is installed throughout. Double-glazed PVC window systems with reinforced fibre structure provide strong thermal and acoustic insulation. Electric shutters and programmable lighting systems support both efficiency and security.

External insulation works and full repainting were completed in 2024, materially reducing near-term capex.

### Layout and private accommodation

The ground floor includes one en suite bedroom, a second bedroom currently configured as an office, and a guest bathroom.

The first floor provides three en suite bedrooms with private balconies. The master suite incorporates a dedicated walk-in wardrobe. The layout separates guest and principal accommodation effectively, supporting both family use and short-term rental configurations.

### Living and entertaining

The main living area is open, with an electric fireplace and direct connection to the exterior. The kitchen is fully fitted with TEKA appliances and includes a new Samsung American-style refrigerator.

A covered outdoor kitchen extends the usable living area and supports year-round entertaining.

### Basement and ancillary space

The basement level is configured as a multi-use zone:

Laundry and storage

Internal patio

Spa area with jacuzzi infrastructure (currently inactive), suitable for gym conversion

Cinema and games room with integrated bar, fridge and wine storage

Guest bathroom

Garage for four vehicles

Technical plant room

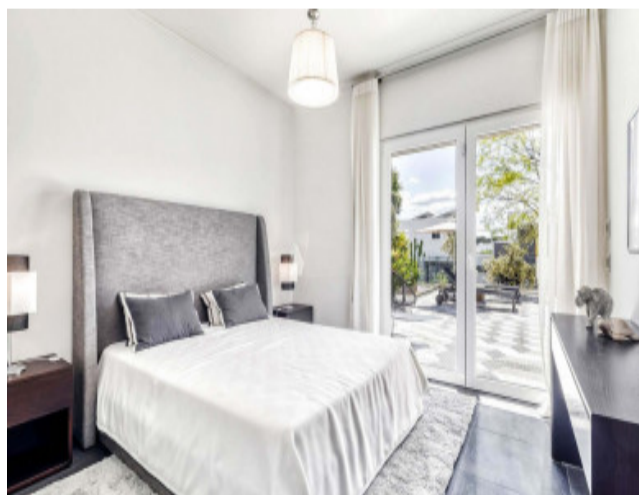
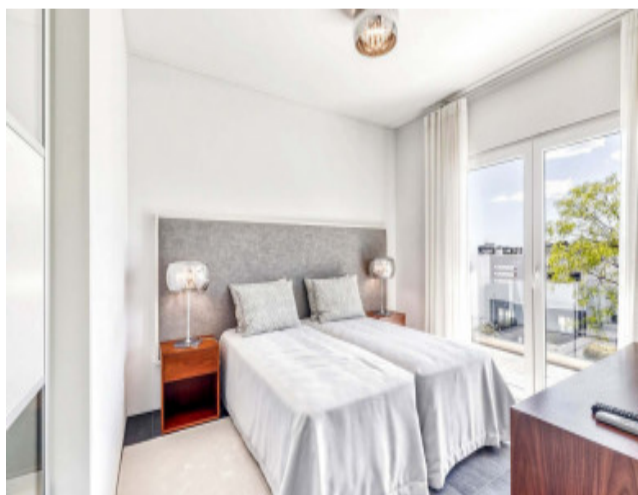
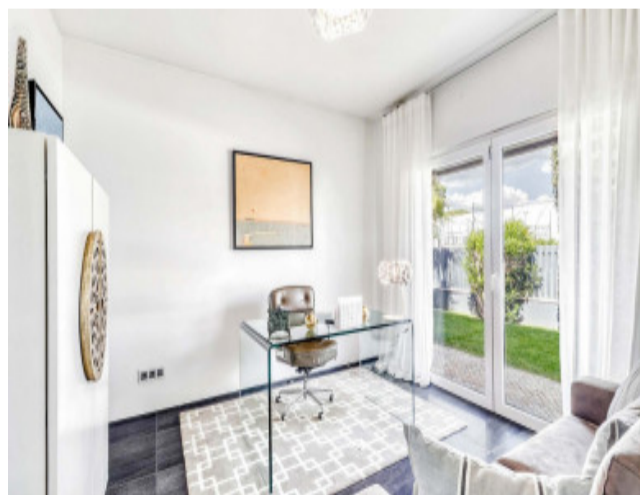
This level provides optionality for wellness, leisure, or additional accommodation, depending on strategy.

### Positioning

A fully delivered asset with recent capital improvements, strong technical specification, and flexible internal programme. Suitable for immediate occupation or income generation with minimal further investment.

logo

# 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> 506sq m	<b>Gross Area</b> 506sq m
<b>Year Built</b> 2014		

### 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