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Alcantarilha e Pêra — 850,000 €

Ref: SVP2384

This incredible villa boasts amazing views over the award-winning golf courses and orange groves, with a heated pool, Air-conditioning, underfloor heating, Fiber internet, Private parking, and access to some of the best sporting facilities in the Algarve. The property offers 3 ensuite bedrooms, a large open-plan living room, a private garden with mature gardens, and large sun terraces.

192sm	717sm	3	3	YES

Quinta Bela Vista Comercial 27, 8200-127 Albufeira • **Tel:** +351 289 501 664 • **AMI:** 11606

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This beautiful villa is situated in the award-winning Amendoeira golf resort. It has one of the most sought-after locations within the development with unparalleled panoramic views of the golf and orange grove from all levels of the property.

The resort is located in the Central Algarve, nestled in the orange groves of Silves with the Monchique mountains as a backdrop. The golf courses are of the highest standard with two championship golf courses designed by Nick Faldo and Christy O'Connor Jr. Owners benefit from the extensive sports centre, with a gym, a tennis and paddle academy, and a clubhouse with a bar and restaurants.

There is 24-hour security on-site and a reception for complete security and peace of mind. The resort underwent a major renovation recently with an upgraded clubhouse and sports centre and complete repainting of the properties and facilities in 2022.
The house has a fully fenced plot, which is accessed through electric entry gate with private covered parking. The garden offers crystal clear heated pool, large lawns, and landscaped gardens all with panoramic views of the breathtaking countryside. There is also a beautiful closed courtyard, dining terrace, large sun terrace, store room/laundry and rooftop chillout area with covered seating area.

The villa was constructed to the highest standards in 2012 with porcelain flooring, solid hard-wooden doors, built-in wardrobes, underfloor heating, Fiber-optic internet, air-conditioning and electric shutters. These are just a few of the top-quality finishes that the villa offers.

Inside the house the large open-plan Livingroom and modern kitchen that offer an abundance of light and beautiful views over the golf and orange groves. The kitchen comes fully equipped with state-of-the-art machines, sleek preparation surfaces and the open-plan design leads seamlessly through to the large living room. This offers , Cable TV, high-speed secure internet/WIFI, and phone lines. There are also large double-glazed sliding doors that open out to the beautiful landscaped garden, dining terrace, courtyard and a unique staircase that connects to the private pool. The 3 ensuite bedrooms all come with beautifully crafted fitted wardrobes finished in solid natural wood and modern bathrooms with top quality finishes. The spotless bathrooms are furnished with beautiful porcelain amenities, baths or large showers.

In summary, this gated resort is the ideal place to live or have your holiday home as its central location and easy connection to Faro airport means you are only a few minutes' drive to some of the Algarve's most spectacular beaches, shopping centres, water parks, and other local attractions and amenities. This is a fantastic luxury property with the highest finishing and attention to detail applied throughout, set in a natural and beautiful environment that offers a range of sporting and social activities to guarantee an excellent lifestyle.

Contact us now for more information or viewing.

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General details

- Communal parking
- Year of construction: 2012
- Type: Detached
- View: Countryside views, Golf views
- Pool: Private pool
- Parking: Private parking space
- Outside area: Private garden, Terrace / Balcony, Roof terrace
- Heating
- Water: Mains water
- Sewerage: Mains drainage

Interior details

- Heating : Under floor heating (electric), Airconditioning (heating + cooling)
- Warm water: Boiler (electric)
- Insulation: Double glazing, Thermal insulation, Insulated roof
- Furniture: Without furniture
- Kitchen: Fully fitted , Microwave, Oven, Extractor fan, Washing machine, Dish washer, Hob (induction), Fridge / freezer, Access to garden, Access to terrace, Silestone worktop
- Bathroom(s): Bath, Shower, Bidet, Under floor heating
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace, En-suite bedroom(s)
- Extras: Central vacuum system, Electric shutters, Internet/Wifi, Sliding doors, Mosquito nets, Fibre optics
- Other areas: Storage / utility room
- Lay-out: Ground floor, First floor
- Energy certificate: B

Exterior details

- Garden
- Pool: Chlorine, Heated, Private
- Pool size: 8x4
- Outside area: Private garden, Fenced/walled terrain, Electric gate , Roof terrace, Terrace / balcony, Automatic irrigation
- Parking: Private parking space
- View: Countryside views, Golf views
- Sewerage: Mains drainage
- Water: Mains water
- Beach: 10 min. by car
- Golf course: On the golfcourse
- Supermarket: 5 min. by car
- Restaurant: 5 min. by car
- Health centre: 15 min. by car
- Airport: 45KM
- Ownership: Private ownership (On-shore)