



## 3 Bed Villa For Sale

Sao Martinho Do Porto, Silver Coast, Portugal

€493,000

Ref: 689071-2

\* On Market \* 3 Beds \* 2 Baths

Started construction. 3 bedroom villa/bungalow with private swimming pool close to the ocean. Built on a spacious plot of land, assuring maximum privacy, sun exposure and near amenities. The villas/bungalows are single storey making it ideal for fam

- Property Type: Villa
- Bedrooms: 3
- Bathrooms: 2
- Reference: 689071-2
- Plot/Unit: 1337 sq m
- Build/Unit: 262 sq m

## Property Description

Started construction. 3 bedroom villa/bungalow with private swimming pool close to the ocean. Built on a spacious plot of land, assuring maximum privacy, sun exposure and near amenities.

The villas/bungalows are single storey making it ideal for families with young children as well as the elderly or people with reduced mobility. Each villa has a private driveway with electric gates that provide entry to the villas covered parking space for 2 cars.

Inside we find 3 spacious bedrooms, one of which is a suite including a large walk-in wardrobe. Another shared bathroom for the other bedrooms and a guest toilet making a total of 3 bathrooms. An open space kitchen-living area with kitchen island and direct access to the sundeck and private swimming pool.

At this stage of the construction the finishings and equipment buyers can have a final say to make all their wishes come true. Lots of natural sunlight with open views to the exteriors yet preserving privacy.

Project composed of 4 villas, each set on a plot varying between 1337 m<sup>2</sup> and 2115 m<sup>2</sup>, with each villa having the following areas:

Gross construction area approx. 262 m<sup>2</sup>

Usable construction area -approx. 166 m<sup>2</sup>

Social area:

Kitchen – 12.57 m<sup>2</sup>

Dining / Living area – 39.78 m<sup>2</sup> + large outside area

Total living area – approx. 60 m<sup>2</sup>

hall – 3.90 m<sup>2</sup>

Social WC – 3.10 m<sup>2</sup>

Open Covered Parking garage – 37 m<sup>2</sup>

Pool 24 m<sup>2</sup>

Private Area:

Bedroom 1 – 15.00 m<sup>2</sup>

Bedroom 2 – 15.09 m<sup>2</sup>

Toilet/shower in Room 1 and 2 – 5.76 m<sup>2</sup>

Suite – 17.73 m<sup>2</sup>

Walk-in closet – 4.80 m<sup>2</sup>

Suite Bathroom – 3.48 m<sup>2</sup>

Each bedroom, living / dining / kitchen area has direct views and access to a terrace or the pool deck

Each villa will be sold “turn key”. As for the important features of this construction, we would like to point out:

Reinforced concrete construction using most modern environmentally friendly ICF system

Aluminum double glazed terrace doors from floor to ceiling and windows

Ceramic tiles

Laminated floors in bedrooms

Some interior doors are sliding doors

Air conditioning system

Fully equipped kitchen with

Oven

Induction hob

Extractor fan

Microwave oven

Integrated fridge freezer

Integrated dishwasher

Kitchen Sink

Tap for Kitchen Sink

False ceilings in all rooms

Thermal insulation – 7.50 cm thick ETICS

Water heating – Solar thermal system with a stainless-steel water heater with a capacity of 300 liters

2 solar panels  
Motorized entrance gate with remote control  
Stone block fence  
Stone/concrete pavement circulation area  
Private Pool with pool deck (Or jacuzzi if preferred)  
Outside covered BBQ  
Garden and surrounding walls

## Gallery

