

## Santa Bárbara de Nexe - Villa



3	4	350	Garage	Swimming Pool	<b>1 420 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )			(EUR €)

### Luxurious unique villa in the centre of Santa Barbara de Nexe

A stunning, unique property in the heart of Santa Barbara de Nexe, with luxurious high-quality finishes throughout, elevator over all 3 floors and a rooftop terrace with views to die for PLUS a saltwater swimming pool and BBQ!

Externally the property has all the traditional charm one would expect from a Portuguese town centre, albeit with new double-glazed windows with privacy glass and a bespoke front door, but once entering you're brought immediately into modern-day architecture and design. The ground floor offers a stunning open-plan living and kitchen space with a bespoke kitchen with Siemens appliances and a focal central island for entertaining guests while cooking. The floor is tiled in 1.2m x 1.2 m floor tiles, which adds to the feeling of space and quality. Adjoining the living area is a guest WC with access also via the garage. Front here you can either take the stairs up or the elevator. The glass ceiling on the stairwell offers an additional burst of natural light throughout the property.

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Estrada Quinta do Lago, Almancil, 8135-160  
AMI 8687

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



Up to the 1st floor, you will find 3 large suites, with 2 incredible master suites on each side of the hallway, with a slightly smaller suite in between. Both masters offer rainforest showers and all rooms have a sea view from the window.

Heading up to the rooftop, again either via the stairs or elevator, you're presented with one of the best views in the area! With stunning panoramic views across the coastline ahead, and views of the town and the hills behind. On the roof you'll find plenty of space for entertaining and relaxing, The front of the terrace has a 5m x 2m heated, saltwater swimming pool from which one can enjoy the stunning views from inside! There's a raised terrace to the side to sit back and take in the view all day.

To the rear of the roof space, you have a fitted BBQ space, with sink and electrical points, so installation of a fridge and ice maker is simple, making the area a wonderful, exclusive rooftop unlike any other.

## Property Features

- Under floor heating
- Equipped kitchen
- Proximity: Airport, Restaurants, Pharmacy, Schools
- Floors: 3
- Views: Sea views
- Electric shutters
- Lift
- Terrace
- Garage
- Uninterrupted views
- Solar orientation: South
- Air conditioning
- Pool
- Built year: 2022
- Solar system
- Double glazing
- Electric garage gate
- Main drainage
- Barbecue
- Central location
- Energetic certification: A

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