



## Almancil - Villa



**4**  
Bedrooms
 **6**  
Bathrooms
 **275**  
Area (m<sup>2</sup>)
 **5414**  
Land Area (m<sup>2</sup>)
 **Garage**

**N/A**  
(EUR €)

### Spacious, modern, single story 4 bedroom villa, Almancil

NEARING COMPLETION! Large, wrought iron, electric gates give access to this impressive, fully-fenced and beautifully landscaped property. The elevated position provides full sun exposure, complete privacy and views of the Loulé mountain range. A large area of stone calçada provides off-road parking, access to the pool room, enclosed garages and an independent space with ensuite bathroom, ideal as an office or storage room to support the pool area.

The hand-laid, calçada drive provides off-road parking and access to a raised parking area adjacent to the front door. The drive is bordered by a low maintenance island of mature palm trees and waterwise planting. Lawns frame the drive on both sides providing a perfect contrast to the clean, white lines of the villa. A large, flat, raised lawn, bordered by a natural stone rockery, has been created as an additional relaxation or play area with fruit trees softening the division of urban to rustic land.

T +351 289 313 325 <sup>1</sup> · T +44 800 015 9997 · E info@irgproperty.com

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)



The front door welcomes you into the entrance hall from which the family bedrooms, guest bathroom and main living area are accessed. This completely remodelled villa offers 4 bedrooms, each with individually designed ensuite bathrooms. The spacious master-suite with dressing area enjoys extensive, open views and ensuite complete with bath and walk-in shower. The master suite and 2 family bedroom suites are located to the south with an additional, spacious guest suite located separately on the opposite side of the villa, with patio doors giving direct access to the pool area. All 4 ensuite bathrooms have underfloor heating and wardrobes with integral automatic lighting.

The main habitation area, with recessed air conditioning throughout, includes a fully-fitted kitchen finished with a central island incorporating a 5 ring induction hob, LED lighting around the work surfaces and units at floor level, wine cooler, 'boiling tap' and waste disposal unit. The kitchen space flows naturally into the dining area and lounge in an open plan, 65m<sup>2</sup> design with 3 large sets of patio doors that open to a covered exterior patio, perfect for al fresco dining. Terraces surround the 10m x 5m, fully reconditioned swimming pool with a solar powered pool- side shower. A BBQ, safety glass screening and attractive planting around the terrace, make this is a perfect spot to enjoy the best of the Algarve. Below the pool area are 2 closed garages with automatic doors and additional space with bathroom to facilitate the pool and garden.

Enjoying absolute privacy, this is one of 7 properties situated in a quiet cul-de-sac, surrounded by countryside yet only 5 mins from the Algarve's prestigious Golden Triangle, golf courses, and only 15 mins from Faro airport.

Modern in design with attention given to energy efficiency and finished with natural materials. This property is offering all the comforts you would expect from a luxury home including thermal insulation, energy-saving 'Boiling Tap', electric shutters, double glazing, USB plug sockets, recessed air conditioning units, underfloor heating in the bathrooms, CCTV wth mobile app, pre-installed security/fire detector. Automated irrigation system, LED lighting surrounding the pool and 3000L solar powered hot water tank. A shared bore hole provides water for the garden and pool whilst the villa is also connected to the mains. The villa and large, gravelled parking area occupy the highest point of a 1500m<sup>2</sup> landscaped plot, incorporating an impressive natural stone rockery. 3 lawned areas and a small orchard provide a natural integration between the urban plot and the adjoining, fully fenced, 3,500m<sup>2</sup> rural plot, providing total privacy.

Energy certificate update in progress.

Casa 'Dhyana' meaning 'contemplation and meditation' reflects the serenity of the area, enhanced by a sprawling residential yoga retreat set in woodland to the rear of the cul-de-sac. The villa is on schedule to be completed July 2022 and will be sold fully furnished. Another beautiful property by BVI Developments.

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## Property Features

- Under floor heating
- Equipped kitchen
- Dishwashing machine
- Fitted wardrobes
- Borehole
- Septic tank
- Floors: 1
- Solar system
- Double glazing
- Electric garage gate
- Security alarm
- Main drainage
- Internet connection available
- Barbecue
- Walled land area
- Energetic certification: In process
- Furnished
- Air conditioning
- Washing machine
- Refrigerator
- Automatic irrigation
- Water Cistern
- Proximity: Restaurants, Schools, Shopping, Airport, Mountain, Beach, Golf course
- Drive way
- Views: Garden view, Countryside views, Mountain views
- Electric shutters
- Video entry system
- Electric gates
- Quiet Location
- Terrace
- Garage
- Mains water
- Renovation year: 2021

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