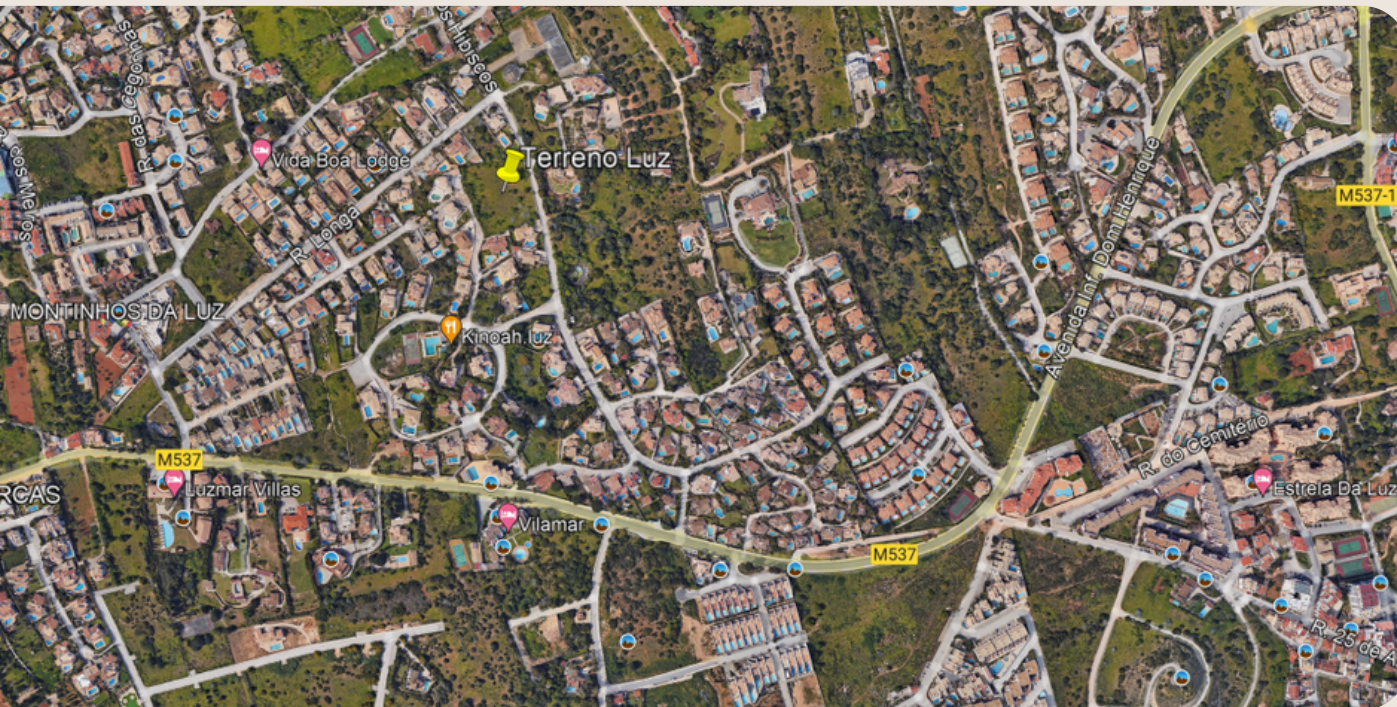


# Villa Alfarrrobeira

# The Location

Praia da Luz is a small seaside village and one of the most sought-after locations to live, on the Algarve coast. It combines an unbelievable weather, amazing cuisine, and a calm and inviting atmosphere, along with beaches with peaceful and crystal-clear waters.



It's a perfect destination for those looking to relax in contact with nature, go for seaside walks, enjoy a day at the beach, or enjoy the sunset.

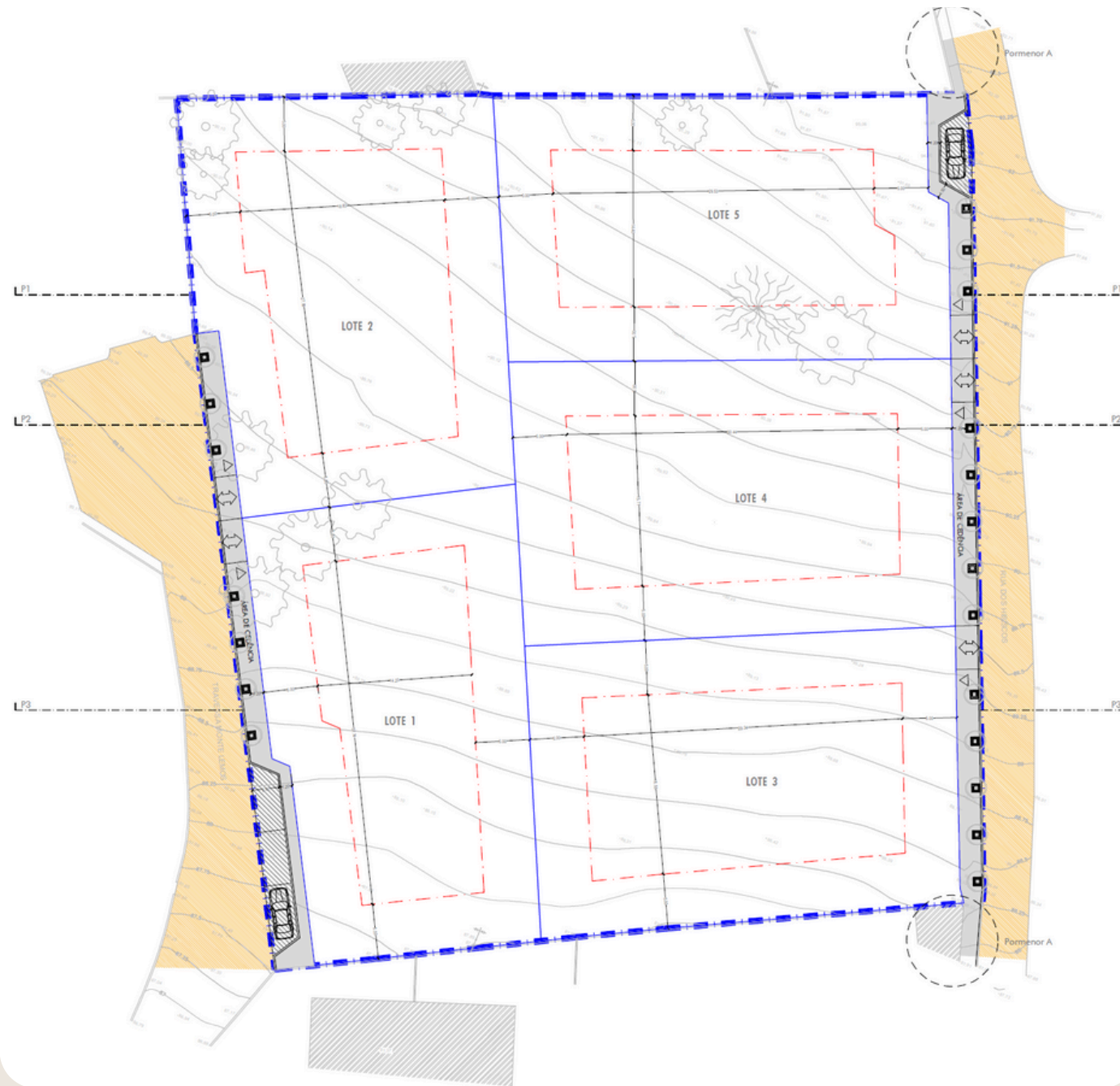
Placed only 7km away from the major city of Lagos with a historic centre, a lot of restaurants and bars, cinema, museums, beaches and one of the most beautiful beaches in the world.

# The Project

The Monte Lemos Project consists on 5 single-family houses, each one individual and unique.

The villas offer a leisure space and exceptional confort. In relation to the surroundings, the villas were implanted in order to enjoy the best sun exposure and also the privileged views over the sea, closing the remaining spaces in order to preserve privacy.

The result is a contemporary architecture project that claims to be timeless in which, each house is unique.



Each villa is built to the highest quality standards. It features an open-plan space that includes the living room, dining room, and a fully equipped kitchen.

The property's climate control is ensured by hydraulic underfloor heating, a bioethanol fireplace, and ducted air conditioning.



This residence stands out for its Capoto insulation, providing excellent thermal efficiency. To ensure optimal ventilation, the villa is equipped with an AVAC system.

The heated pool and the jacuzzi on the rooftop guarantee maximum comfort throughout the year.

The elevated location offers a privileged view of the Algarve coast, combining serenity, privacy, and a distinctive atmosphere. This is the perfect setting for those who value sophistication, modernity, and an excellent location.



The southwest orientation of the villa ensures abundant natural light, while the spacious leisure area by the pool is perfect for outdoor dining or relaxing in the sun.

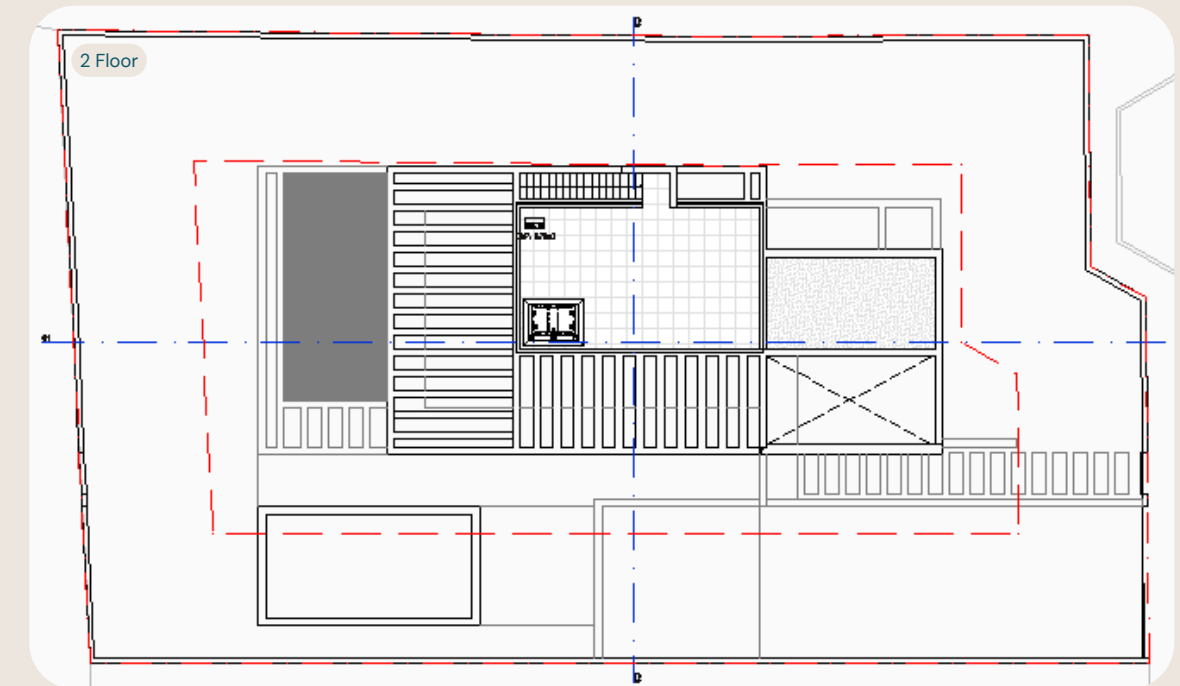
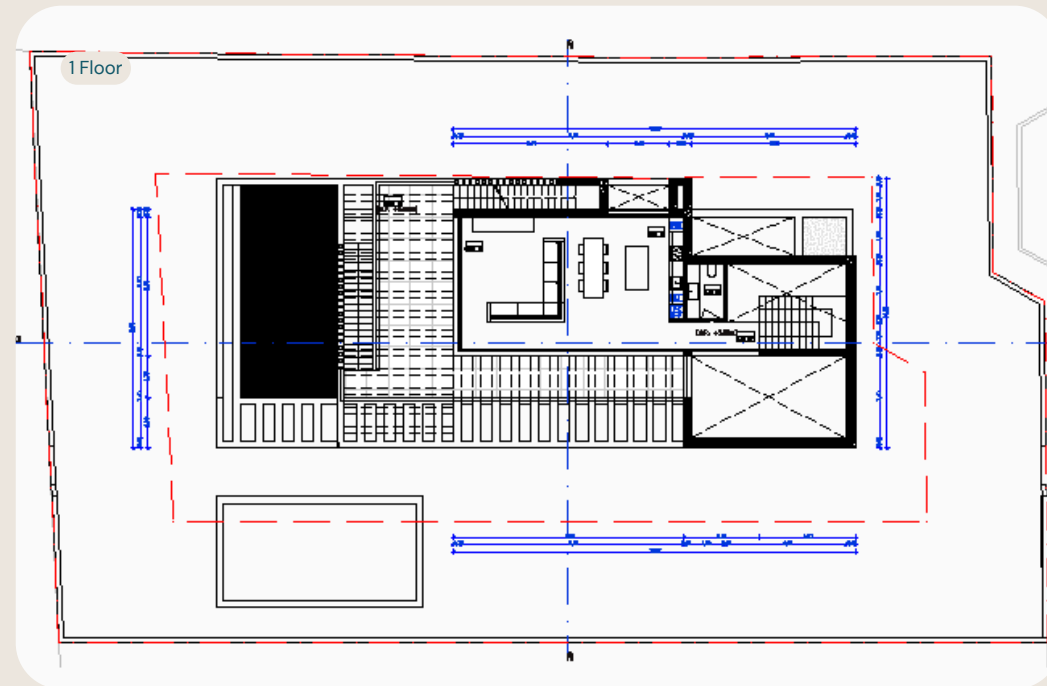
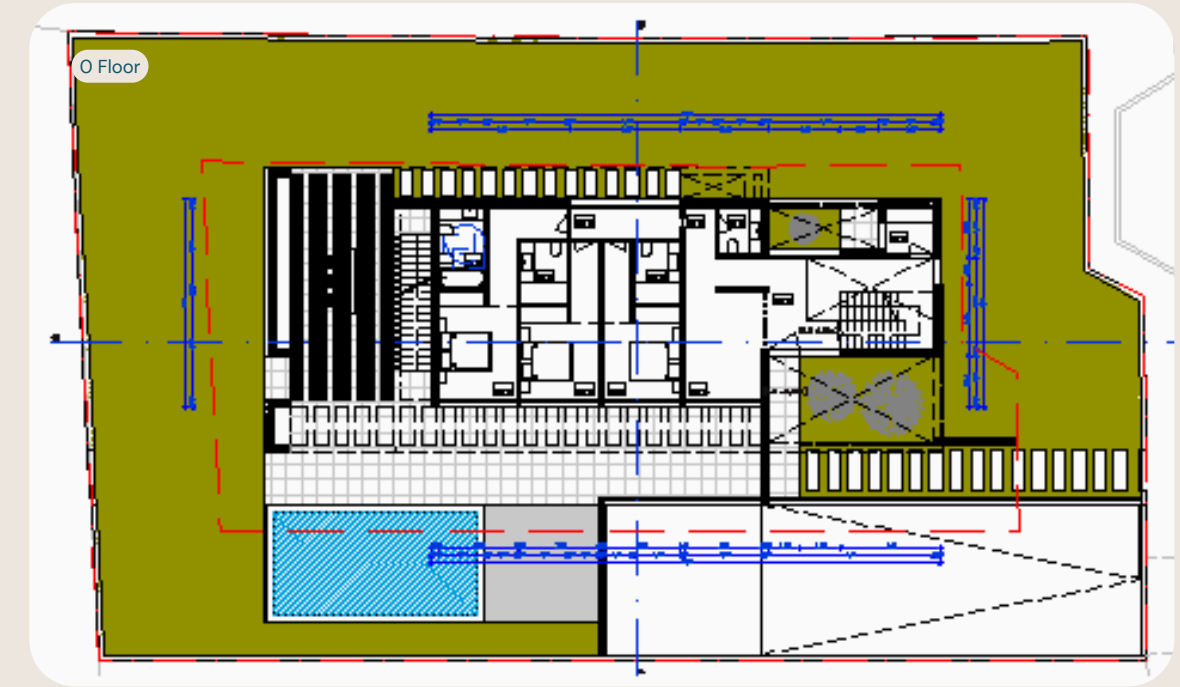
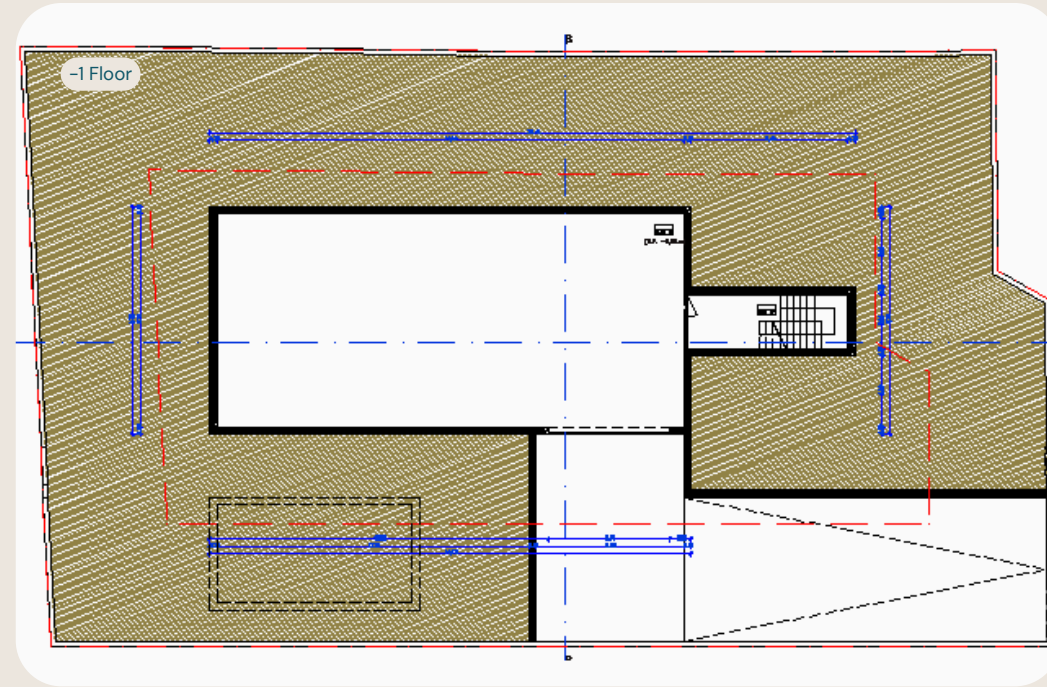
The double garage includes an electric vehicle charging point, and the rooftop offers stunning views of the coastline.

# Implantation



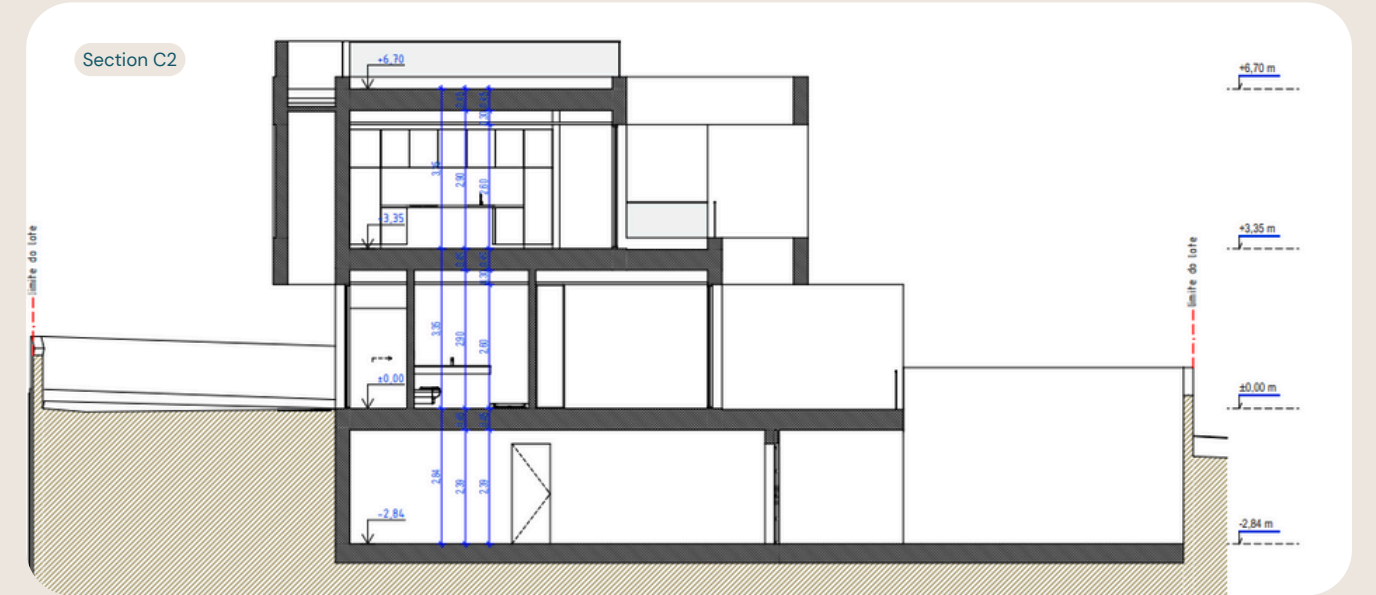
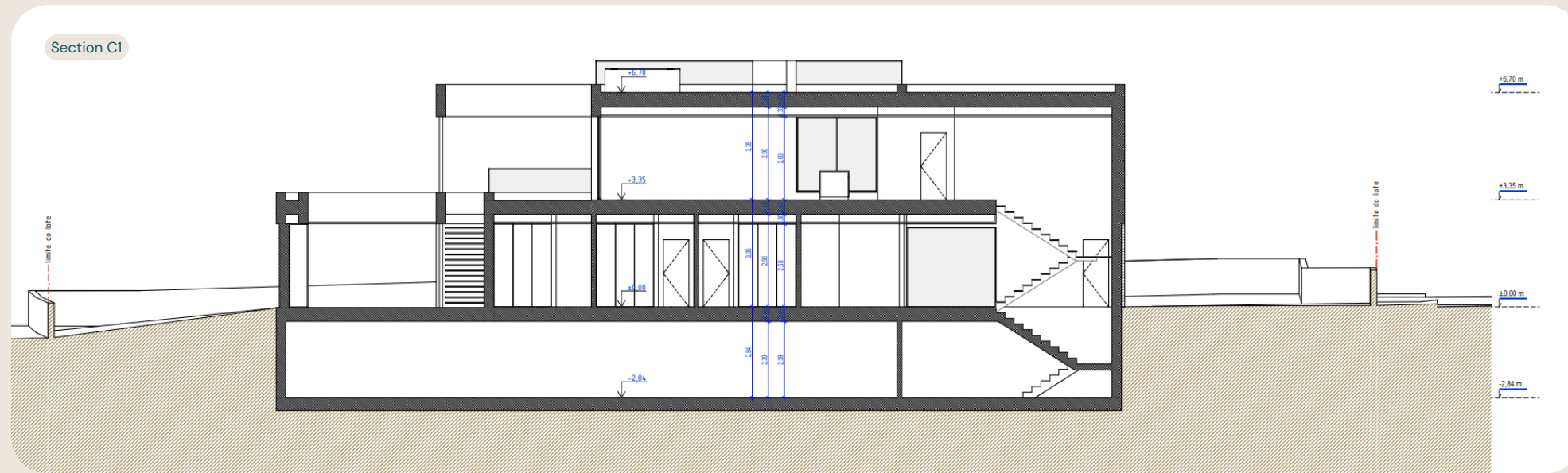
Plot Area 988m2  
Construction Area 320m2  
Value 2.200.000€

# Floor Plan

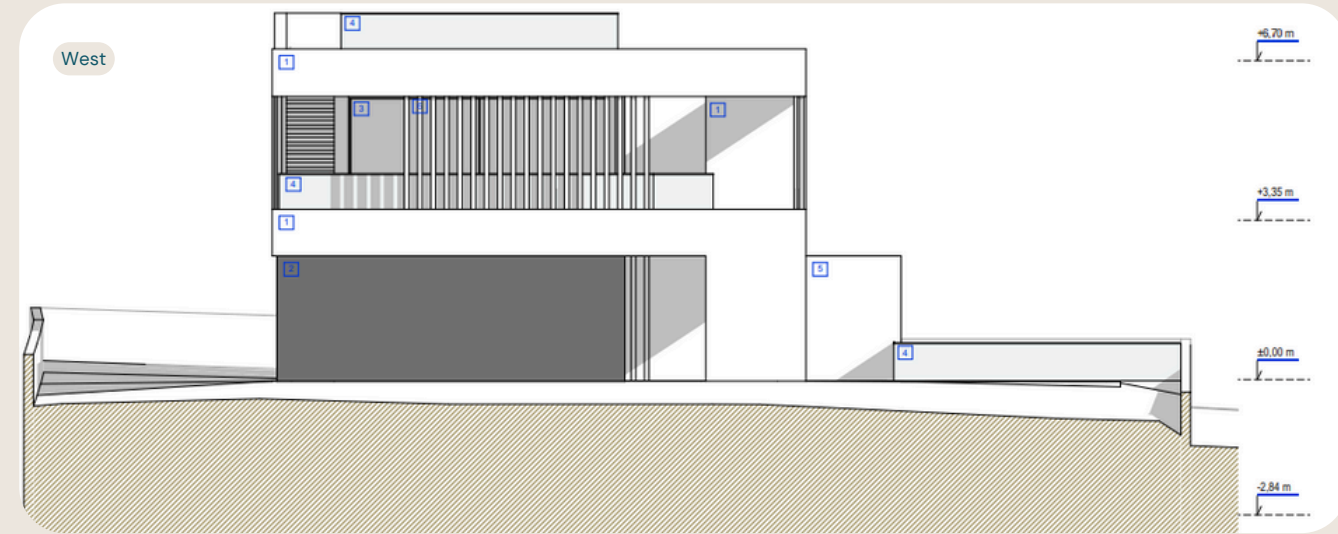
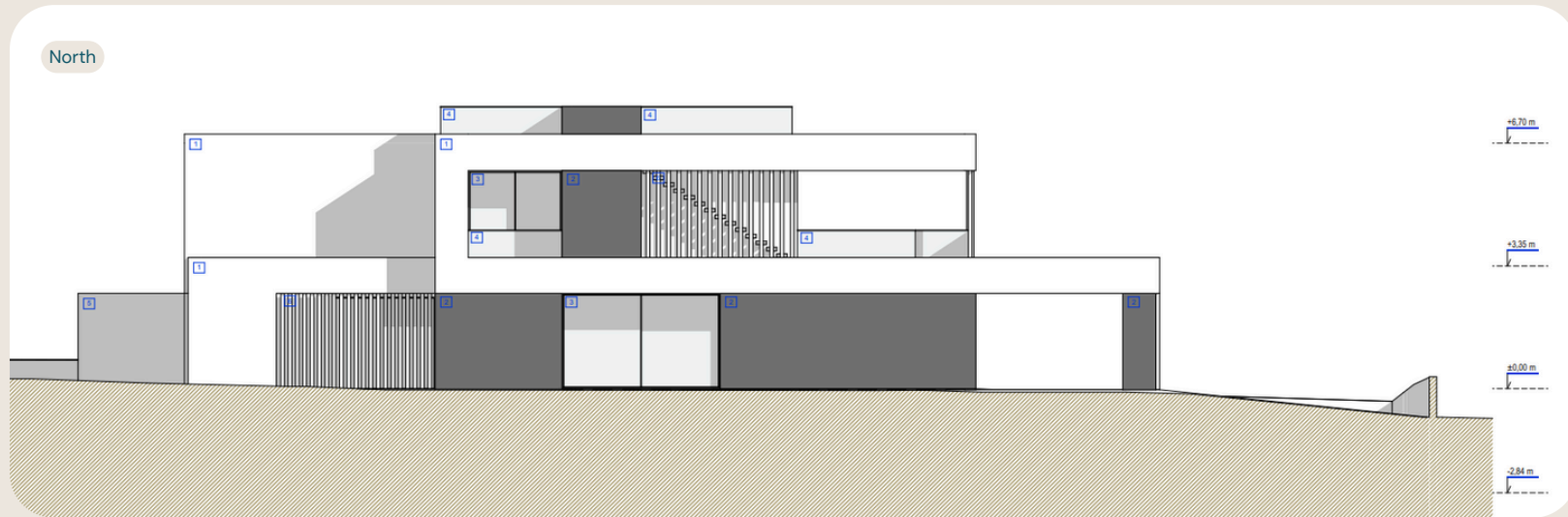
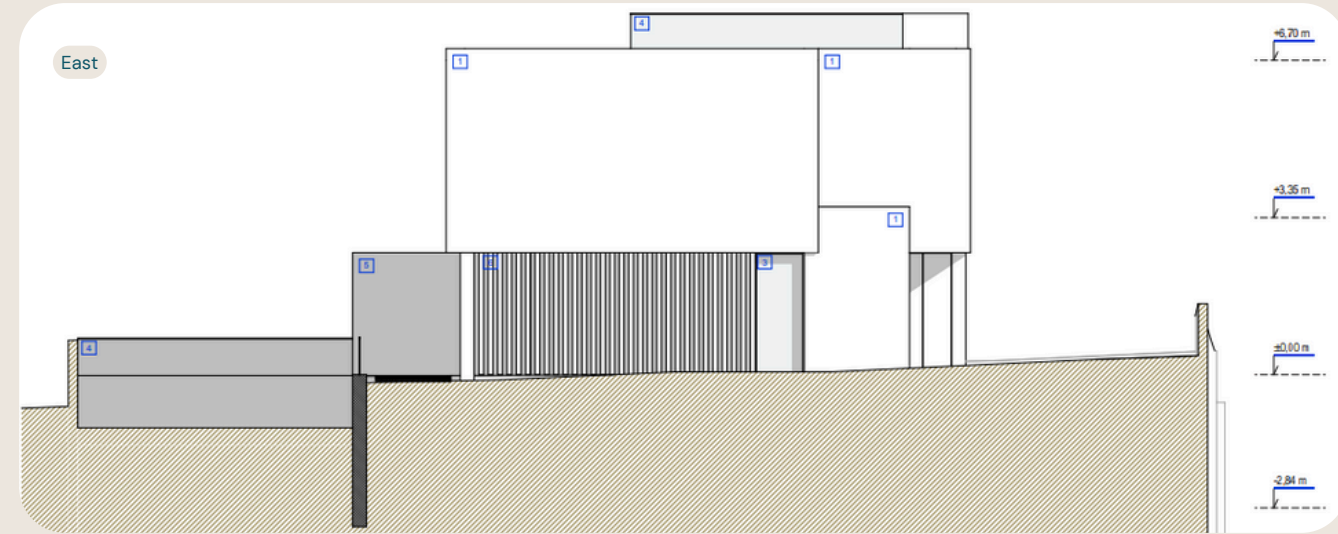
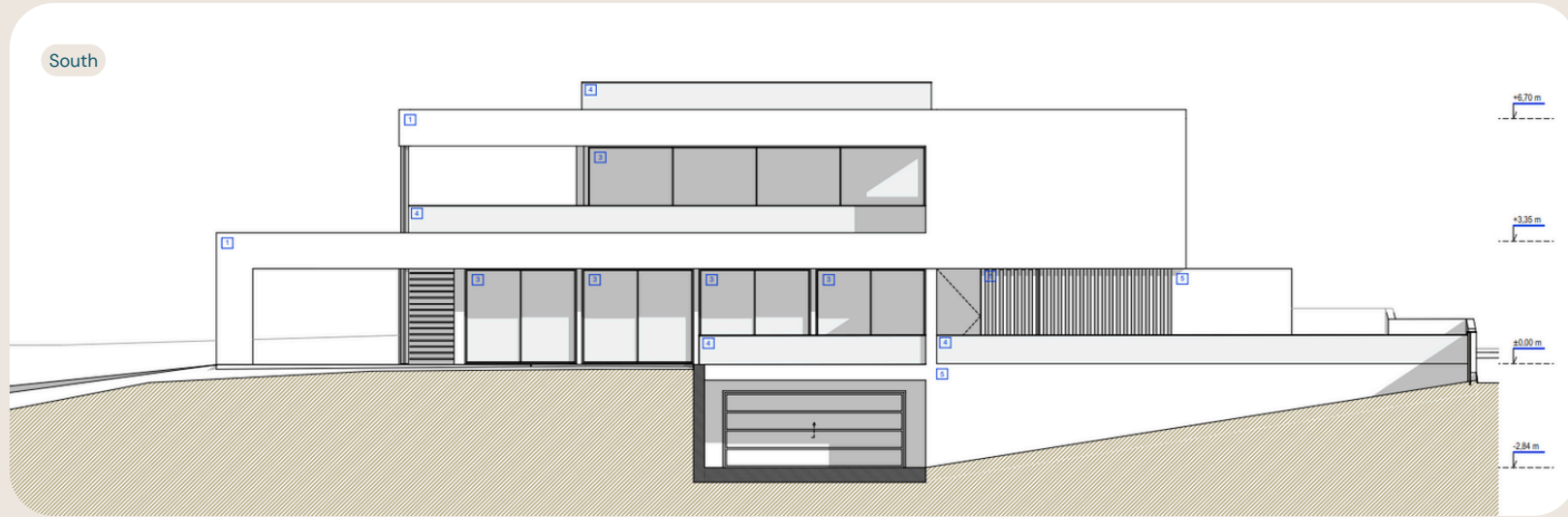


- 3 Suites
- 5 Bathrooms
- Office
- Living Room
- Kitchen Openspace
- Garage for 2 cars
- Heated Swimming Pool
- Jacuzzi on the Rooftop

# Sections



# Elevations

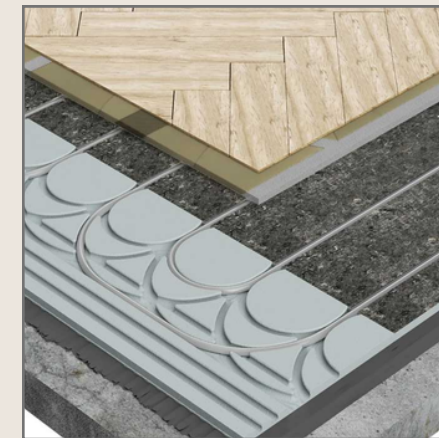


# Equipment

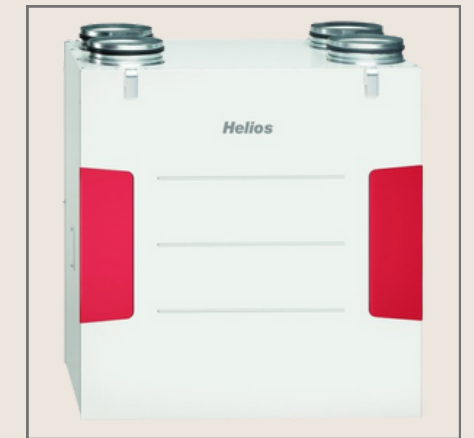
- First-class finishes
- ETICS external wall insulation system (Capoto)
- Bosch kitchen appliances (or equivalent)
- Daikin ducted air conditioning (or equivalent)
- Helios dual-flow ventilation system (or equivalent)
- Central vacuum system
- Warmup hydraulic underfloor heating
- Daikin solar panels (or equivalent)
- CCTV system
- Ennio video intercom
- Alarm system with CO2 sensors
- Electric blinds
- Home automation system
- Bioethanol fireplace
- AQS heat pump and pool heating
- Energy certification: Class A
- Heated pool
- Jacuzzi



Electric Blinds



Hydraulic Underfloor Heating



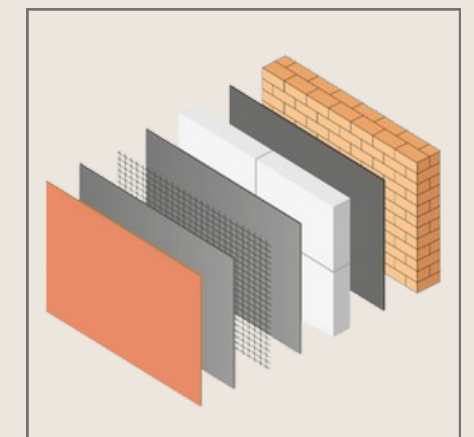
VMC



Solar Panels



Video Intercom



ETICS System



*Signature Luxury Villas with sea view ( 1km from the sea)*