



Albufeira e Olhos de Água - Apartment



 **3** Bedrooms
 **2** Bathrooms
 **155,5** Area (m²)
 **Garage**
 **Swimming Pool**

1 000 000 €
(EUR €)

Fantastic new penthouse apartment with sea views and communal pool close to the beach

Welcome to this new and high quality apartment on the top floor in Albufeira with sea views! Despite the immediate proximity to the beach (approx. 300 m) and the proximity to the centre of the vibrant old town of Albufeira in the Algarve, this gated community offers the rare advantage in this scenario of being located in a small, quiet cul-de-sac of residential buildings. Due to the location, all amenities of daily life can be easily reached.

The building has a total of 18 units. The newly built apartment with 4 rooms offered here is located on the second and top floor and is also located on the very outside on the western side of the building. Due to the terrain sloping down to the sea on this side and the fully existing, set infrastructure, you can enjoy a great sea view from here and it is objectively the best located apartment in this building.



Felix Schormann

felix.schormann@oceanhorizon.pt

T +351 928064049 ² · E info@oceanhorizon.pt
8600-152 Luz, Faro, Portugal
AMI 23337

¹ (Call to national fixed network) | ² (Call to national mobile network)



After entering the apartment, you enter a spacious hallway that leads you to a first bedroom with built-in wardrobe and small balcony on the right.

Right next to this room is the master bedroom, which also has a built-in wardrobe and an identical balcony. There is also a window on the side through which you can see the sea and an en-suite bathroom with floor-to-ceiling shower and window.

The hallway also gives access to a bathroom, also with a floor-to-ceiling shower, and to a third bedroom. This bedroom is south facing, this also has built-in wardrobes and a small balcony.

Two further doors lead from the hallway to the living/dining area as well as to the open kitchen. The kitchen is fully equipped, such as an induction hob, dishwasher and washing machine, as well as an oven and microwave, each from the brand "Bosch".

The window located to the side of the living room offers a great sea view and supports the feeling of being in a bright room with lots of natural light.

The front of the room in the living room facing the balcony consists almost entirely of windows, which are divided into high-quality and solid three sliding elements. The three elements can be pushed together in such a way that all three elements are in front of each other, creating a large opening and the front area of the living room almost feels like an enlarged balcony.

Just from this area of the room and from the balcony you can enjoy a great view to the sea.

Overall, the view from the living room through the large window front is very pleasant, either to the sea or "into the countryside" - you don't look directly at other buildings, but over them, as is usually the case in such a central location.

A special highlight is the exclusive use of a roof terrace of approx. 80 sqm above the apartment, with fantastic sea views.

In the underground garage, two parking spaces and a spacious storage room belong to the apartment.

If required, additional parking spaces and storage rooms can be purchased, please feel free to contact us.

The gated community also has a south-facing communal area with a spacious swimming pool.

The apartment is equipped with modern air conditioners for cooling and heating. There is a passive ventilation system. The hot water preparation is supported by a heat pump. As a result of this, and due to the excellent insulation, the apartment received a class A energy certificate.

It is a rare opportunity to acquire a new penthouse apartment so centrally located in Albufeira, absolutely close to the beach/sea and at the same time in a residents' cul-de-sac. We highly recommend a viewing of this fantastic apartment. If you have any specific questions or would like to arrange a viewing, please do not hesitate to contact us at any time.

**Felix Schormann**

felix.schormann@oceanhorizon.pt

T +351 928064049 ² · E info@oceanhorizon.pt**8600-152 Luz, Faro, Portugal****AMI 23337**¹ (Call to national fixed network) | ² (Call to national mobile network)



Property Features

- Equipped kitchen
- Dishwashing machine
- Fitted wardrobes
- Pool
- Built year: 2023
- Private condominium
- Kitchenette
- Storage / utility room
- Video entry system
- Double glazing
- Electric garage gate
- Quiet Location
- Sealed land area
- Security door
- Energetic certification: A
- Mains water
- Garage
- Washing machine
- Air conditioning
- Laminated floor
- Proximity: Airport, Beach, Golf course, Shopping, Restaurants, City, Pharmacy, Public Transport, Schools
- Floors: 2
- Drive way
- Basement
- Views: Sea views, Beach view, Pool view, Village view, Urbanization view
- Lift
- Electric shutters
- Walking distance to beach
- Central location
- Ocean View
- Uninterrupted views
- Solar orientation: South
- Balcony



Felix Schormann

felix.schormann@oceanhorizon.pt

T +351 928064049 ² · E info@oceanhorizon.pt
8600-152 Luz, Faro, Portugal
AMI 23337

¹ (Call to national fixed network) | ² (Call to national mobile network)