



## Luz - Apartment



2

Bedrooms



2

Bathrooms



79

Area (m<sup>2</sup>)**495 000 €**

(EUR €)

### Exclusive, renovated duplex apartment with spectacular sea views – Only 100 meters from the beach

Right in the heart of the sought-after coastal town of Praia da Luz, just 100 meters from the golden sandy beach, lies this exceptional duplex apartment. From this apartment you can easily walk to everything you need for everyday life or a relaxing holiday. Supermarkets, cafes, restaurants, pharmacies and public transport are practically on your doorstep.

This spacious and light-flooded duplex apartment was built in 1990 and is currently being completely renovated and equipped with state-of-the-art technology. Once the work is complete, you can expect a bright, contemporary ambience with improved energy efficiency. Maximum comfort is ensured by air conditioning in all rooms as well as underfloor heating on both floors. Electric shutters and double glazing also guarantee safety and optimal thermal and acoustic insulation.

**Felix Schormann**

felix.schormann@oceanhorizon.pt

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



On the upper floor there is an open plan living and dining area with direct access to the balcony. The large sliding doors offer unparalleled panoramic views of the sea, the beach and the picturesque cliffs. The new, fully equipped kitchen convinces with high-quality finishes and modern appliances such as dishwasher, washing machine and refrigerator, all of which are already included in the price.

On the lower floor there are two bedrooms, one of which has an ensuite bathroom. Another bathroom is accessed via the hallway. The ground floor is complemented by another private terrace.

This apartment offers you a charming home by the sea, as well as an excellent investment opportunity. Whether as a holiday home, permanent residence or investment property - the demand for real estate in this sought-after location remains consistently high and potential for a long-term increase in value is offered.

Don't miss out on this unique opportunity and contact us now for more information or to arrange a viewing. We look forward to presenting this dream apartment to you in person.

## Property Features

- Underfloor Heating
- Washing machine
- Air conditioning
- Proximity: Airport, Beach, Golf course, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Floors: 2
- Double glazing
- Walking distance to beach
- Energetic certification: C
- Mains water
- Renovation year: 2025
- Equipped kitchen
- Dishwashing machine
- Fitted wardrobes
- Built year: 1990
- Views: Sea views, Beach view, Village view, Urbanization view
- Electric shutters
- Ocean View
- Solar orientation: South
- Balcony
- Terrace



**Felix Schormann**

[felix.schormann@oceanhorizon.pt](mailto:felix.schormann@oceanhorizon.pt)

**T +351 928064049 <sup>2</sup> · E [info@oceanhorizon.pt](mailto:info@oceanhorizon.pt)**  
**8600-152 Luz, Faro, Portugal**  
**AMI 23337**

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