

## Property summary (id=1004-V5A-045)

Villa - 5 bedrooms

Albufeira

Price: €799,000

State: New

Building year: 2006

Useable area: 280m<sup>2</sup>

Land area: N/A

- ✓ Private swimming pool
- ✓ Pre installed/Installed AC
- ✓ Parking/Garage
- ✓ Is a good opportunity

This beautiful almost new 5 bedroom villa has a very good location in a calm new residential area, close to the Strip, and all facilities. 15 min. walking to the Oura beach.

The villa has a swimming-pool, a covered dining-area with BBQ, a big basement of 203 sq.m, AC and sun-panels. A living room of 35,45 sq.m. with fireplace, spacious bedrooms, 3 in suite, and an equipped kitchen. Very good finishing, sold with a beautiful equipped kitchen.

This renowned residential area is very calm but on walking distance to all kind of services and the Oura Strip.

### More information

If you wish to get more information or book a visit to this property you can contact us via email to [commercial@algarve-property-online.co.uk](mailto:commercial@algarve-property-online.co.uk) with the reference 1004-V5A-045 or using the contact form in [this property](http://www.algarve-property-online.co.uk/property-g1004.html) page (<http://www.algarve-property-online.co.uk/property-g1004.html>).

For more information or to look for other properties in the Algarve area you can go to our main page at [Algarve Property Online](http://www.algarve-property-online.co.uk) (<http://www.algarve-property-online.co.uk>) site.

## Available property fotos:



Front



Swimming-pool



covered dining area



Living room



Kitchen



Bedroom



Bedroom



Bathroom

## Costs with taxes

The costs that we are presenting here are just a simulation to give you an idea of the major taxes that you will have to pay while acquiring a property in Portugal, if a more accurate value is required please contact us. This simulation does not include additional mortgage costs or additional solicitor/lawyer costs.

### **Both for holiday or permanent home**

**IMT = €47.940,00**

**Notary (at deeds) =€281,51**

**Stamp duty =€6.392,00**

**Property registry =€400,00**

**Total = €55.013,51**