

## Property summary (id=1220-V3-0746AL )

Villa - 3 bedrooms

✔ Shared swimming pool

Alvor

✔ Pre installed/Installed AC

Price: €252,700

Useable area: 147m<sup>2</sup>

State: New

Land area: 171m<sup>2</sup>

Building year:

Lovely brand new 3 Bedroom Villa located in a private complex.

The Villa which is on two floors is finished to a really high standard and comprises:-

- *3 Bedrooms (one en-suite)*
- *3 Bathrooms*
- *Fully Furnished and Equipped Kitchen (Bosch)*
- *Fireplace in Lounge*
- *Laminate Flooring*
- *Air Conditioning Installed in Lounge and Bedrooms*
- *Electric Shutters*
- *Central Vacuum System Installed*
- *Pre installation of Solar Panels*
- *Private Garden with Barbecue*
- *Video Intercom System Installed*
- *Car Port*

The small private complex has a shared swimming pool with landscaped garden.

This property is located Sesmarias close to Portimão Retail Park and within ten minute drive of Alvor.

### 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 1220-V3-0746AL or using the contact form in [this property](http://www.algarve-property-online.co.uk/property-g1220.html) page (<http://www.algarve-property-online.co.uk/property-g1220.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:



Swimming Pool



Swimming Pool



Garden



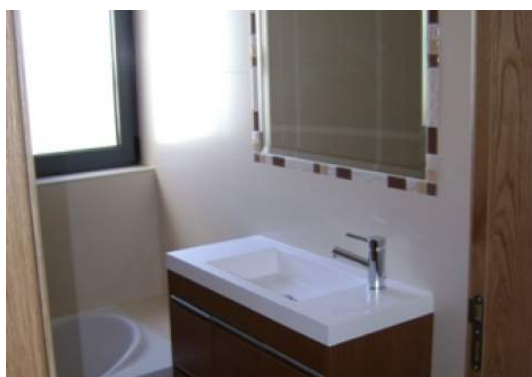
Car Port



Living room



Living room



Bathroom 1

## 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. The tax on property transmission (IMT) depends on the property use, it has different figures when the property use is "Permanent Home", "Holiday Home", or a "Building Plot".

### **Assuming holiday home**

**IMT = €9.959,00**

**Notary (at deeds) =€281,51**

**Stamp duty =€2.021,60**

**Property registry =€400,00**

**Total = €12.662,11**

### **Assuming permanent home**

**IMT = €9.084,00**

**Notary (at deeds) =€281,51**

**Stamp duty =€2.021,60**

**Property registry =€400,00**

**Total = €11.787,11**