

## Property summary (id=1221-V3-0746AL )

Villa - 3 bedrooms

✔ Shared swimming pool

Alvor

✔ Pre installed/Installed AC

Price: €285,000

Useable area: 162m<sup>2</sup>

State: New

Land area: N/A

Building year:

Lovely brand new 3 Bedroom attached Villa located on a corner site in a private complex (9 villas) with excellent farmland views and communal swimming pool..

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 (with Bosch appliances), Large Lounge with Fireplace and Black Flooring, Dark Brown Flooring in all other areas, Air Conditioning Installed in Lounge and Bedrooms, Central Vacuum System Installed, Electric Shutters, Video Intercom System Installed, Car Port. There is pre installation of Solar Panels. The Large Corner Private Garden which overlooks Farmland is landscaped and also has a BBQ.

This villa will prove to be a lovely permanent family residence or a great place to take vacations away from the hustle and bustle of city life. The beach is only 15 minutes drive away.

This property is excellently located in Sesmarias close to the Portimão Retail Park and within five minutes 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 1221-V3-0746AL or using the contact form in [this property](http://www.algarve-property-online.co.uk/property-g1221.html) page (<http://www.algarve-property-online.co.uk/property-g1221.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:



Car Port



Swimming Pool



Swimming Pool



Living room



Living room



Kitchen



Hallway



Bedroom 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 = €12.350,00**

**Notary (at deeds) =€281,51**

**Stamp duty =€2.280,00**

**Property registry =€400,00**

**Total = €15.311,51**

### **Assuming permanent home**

**IMT = €11.475,00**

**Notary (at deeds) =€281,51**

**Stamp duty =€2.280,00**

**Property registry =€400,00**

**Total = €14.436,51**