

## Property summary (id=1236-V4B-038)

Villa - 4 bedrooms

✔ Private swimming pool

Albufeira

✔ Pre installed/Installed AC

Price: €1,400,000

Useful area: 281m<sup>2</sup>

State: New

Land area: 1025m<sup>2</sup>

Building year: 2008

This brand new villa, located just outside the centre of Albufeira is located on a high spot which gives it wonderful views over the Marina and the ocean.

Everything in this villa is large and spacious, like a beautiful entrance hall of 19 sq.m, with a typical brick stone ceiling in a circle, 4 good sized bedrooms with 3 en suite bathrooms with at least 9 sq.m, 1 with jacuzzi (12 sq.m. ) A bright and airy living room with fireplace and a 24 sq.m. kitchen.

Central heating, water deposit

The house has a big basement with direct access.

This home also features a private swimming pool and a roof terrace with a great view and a small rock-garden.

Inserted in a lovely quiet residential area, close to amenities.

Located on a hill, this villa has very good views over Albufeira, the Marina and over the ocean. Quiet residential area, just outside the centre of Albufeira.

### 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 1236-V4B-038 or using the contact form in [this property page](http://www.algarve-property-online.co.uk/property-g1236.html) (<http://www.algarve-property-online.co.uk/property-g1236.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:



4 Bedroom villa



Entrance Hall (19.62m2)



Ceiling Entrance hall



Living room (44.74m2)



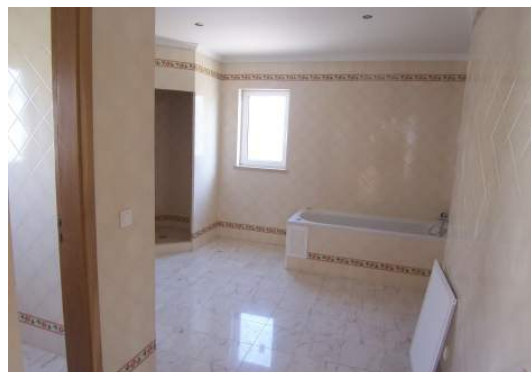
Kitchen (23.78m2)



En suite bathroom 1 (9m2)



En suite bedroom



En suite bathroom (12m2)

## 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 = €84.000,00**

**Notary (at deeds) =€281,51**

**Stamp duty =€11.200,00**

**Property registry =€400,00**

**Total = €95.881,51**