

## Property summary (id=145-V4A-121)

Villa - 4 bedrooms

✔ Private swimming pool

Albufeira

✔ Pre installed/Installed AC

Price: €385,000

Useable area: 350m<sup>2</sup>

State: Resale

Land area: N/A

Building year:

In this property everything sounds solid and huge. From the outside one can see the impressive pink marble staircases that give access the several terraces and floors of the property.

On the inside, there is a huge garage that can accommodate a 2 bedroom guest apartment.

The property itself is composed by the entrance hall with stairs led to the upper and lower levels, one master bedroom with en-suite bathroom and 3 other bedrooms. There is also a dining room, a lounge with an iron fireplace and the American style kitchen.

In the outside we can find a small garden and a pool. On the top floor there is a roof terrace with views over the ocean, the beach and the Albufeira city.

Valmangude, located between Oura and the Old town is beautiful neighborhood in the centre of Albufeira, close to all amenities, but yet a quiet location.

### 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 145-V4A-121 or using the contact form in [this property](http://www.algarve-property-online.co.uk/property-g145.html) page (<http://www.algarve-property-online.co.uk/property-g145.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:



House



Pool



Kitchen (14.65m<sup>2</sup>)



Dining room

## 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 = €20.350,00**

**Notary (at deeds) =€281,51**

**Stamp duty =€3.080,00**

**Property registry =€400,00**

**Total = €24.111,51**

### **Assuming permanent home**

**IMT = €19.475,00**

**Notary (at deeds) =€281,51**

**Stamp duty =€3.080,00**

**Property registry =€400,00**

**Total = €23.236,51**