

## Property summary (id=504-V4A-174)

Villa - 4 bedrooms

Albufeira

Price: €675,000

State: New

Building year: 2007

Useful area: 262m<sup>2</sup>

Land area: 0m<sup>2</sup>

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

This modern lined home has a spacious living room with fire place a fitted kitchen, bathroom and an entrance hall with a beautiful staircase leading to the bedrooms on the 1st floor.

4 Bedrooms with wooden flooring and fitted wardrobes. One is en suite. Bathroom.

All areas have good natural light and good sizes.

Private garden with a good sized pool.

Great home for holidays or for residing!

Located between Vilamoura and Albufeira is Falesia, known for its wonderful beach and its famous golf courses.

### 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 504-V4A-174 or using the contact form in [this property](http://www.algarve-property-online.co.uk/property-g504.html) page (<http://www.algarve-property-online.co.uk/property-g504.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



Private area



Living room



Kitchen (28m<sup>2</sup>)



Bedroom 1 (16m<sup>2</sup>)

## 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 = €40.500,00**

**Notary (at deeds) =€281,51**

**Stamp duty =€5.400,00**

**Property registry =€400,00**

**Total = €46.581,51**