

## Property summary (id=663-V4-062)

Villa - 4 bedrooms

Almancil

Price: €1,100,000

State: New

Building year: 2006

Useable area: 498m<sup>2</sup>

Land area: 1175m<sup>2</sup>

✓ Private swimming pool

✓ On or near beach

✓ Use of health club

✓ Pre installed/Installed AC

Gorgeous 4 en-suite bedroom villa with 498sqm, build in a 1175sqm plot. The accommodation comprises of 4 bathrooms finished in marble, 2 with Jacuzzi baths and 1 with hydro-massage shower, fully fitted kitchen with granite worktops with access to both the laundry and store room, air conditioning, under floor heating (gas boiler also for hot water), alarm system, double glazing and aluminium shutters ceramic and stone tiles floors, Central vacuum, fireplace, garden with automatic irrigation, double garage with automatic gate and swimming pool with barbecue and outdoor shower.

This Algarve property has views down to the coast, is located in a stunningly beautiful development very close to the beach, bars, restaurants, supermarkets and Algarve golf courses.

### History of changes

- on 2007-03-24: this property was inserted on our system.
- on 2007-05-07: the property description was updated.

### 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 663-V4-062 or using the contact form in [this property](http://www.algarve-property-online.co.uk/property-g663.html) page (<http://www.algarve-property-online.co.uk/property-g663.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:



Exterior



Garage



Swimming Pool



Garden

## 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 = €66.000,00**

**Notary (at deeds) =€281,51**

**Stamp duty =€8.800,00**

**Property registry =€400,00**

**Total = €75.481,51**