

Property summary (id=778-V3-073)

Villa - 3 bedrooms

✔ Pre installed/Installed AC

Almancil

Price: €689,325

Useable area: 250m²

State: New

Land area: 1100m²

Building year: 2006

A beautifully constructed new villa with amazing panoramic ocean views and set in an elevated position overlooking the popular village of Santa Bárbara de Nexe. Whilst incorporating many traditional features this villa is nevertheless thoroughly up-to-date with central heating, double glazing and modern bathroom and kitchen fittings and appliances. The entrance hall leads to a light and airy lounge with superb views all the way to the coast and there is a separate dining room off the living space with access to the fully fitted modern kitchen with breakfast bar. Also on the ground floor is a double bedroom with en-suite facilities, a separate guest WC, utility room and garage. On the first floor is the Master bedroom suite with en-suite, dressing room and spacious sun terrace plus a further double bedroom with en-suite and an extra sun terrace. Outside is the swimming pool set amidst terraces and landscaped gardens. The choice of quality tiles, marble, antique stone and Portuguese light oak wood guarantees a stylish finish to this excellent property. Sure to be snapped up by a discerning buyer.

History of changes

- on 2007-04-12: this property was inserted on our system.
- on 2007-05-08: 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 with the reference 778-V3-073 or using the contact form in [this property](http://www.algarve-property-online.co.uk/property-g778.html) page (<http://www.algarve-property-online.co.uk/property-g778.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



Terrace



Entrance Hall



Exterior



Chimney

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 = €41.359,50

Notary (at deeds) =€281,51

Stamp duty =€5.514,60

Property registry =€400,00

Total = €47.555,61