

*Martinhal · Algarve*

# RENOVATED VILLA IN FAMILY RESORT



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Frank**



# RENOVATED VILLA IN FAMILY RESORT

A newly renovated villa situated in the gated Martinhal development, in the Quinta do Lago resort. This elegant luxury villa provides spacious living areas that directly open to the exterior terrace through fully retractable glass doors, creating the ideal indoor-outdoor living environment. The residence showcases an open plan living room with a striking central feature fireplace, dining area and a large kitchen with central island which also provides access to the laundry room with access to the exterior.

The well-designed property pays particular attention to detail throughout with high quality finishes and plenty of natural lighting. Whilst one bedroom suite is located on the ground floor, the first floor comprises of three further bedroom suites, two of which have private sunny balconies boasting views towards the Ria Formosa Nature Reserve.

The large lower level features a games and entertainment room including a wine cellar, a cinema room with Bose sound system and a home relaxation area with a sauna and steam room and an extra bedroom. It also provides access to a second kitchen ideal to further entertain family and guests. Direct access out to the sunny exteriors offers a covered al-fresco dining terrace next to the BBQ area, looking out over the heated and covered swimming pool.

Ready to move into either as a permanent residence or holiday home, the attractive property also has great rental potential for return investment. This is an excellent opportunity to purchase a modern family home in a prime location and with on-site resort facilities including heated indoor and outdoor communal swimming pools, a children's pool, bar and restaurant, gym and a kid's club.





€ 3.450.000  
PRICE

REF 2137  
FACTS & FEATURES

  
346.40m<sup>2</sup>

  
780m<sup>2</sup>

  
5

  
7



|                             |  |
|-----------------------------|--|
| Ownership: Private          | Constr. Year 2006                        |
| Garden Synthetic Grass      | Swimming Pool Covered, Heated (Electric) |
| Garage Parking Facilities   | Heating Under-floor (Electric)           |
| Air Conditioning Ducted     | Fireplace Yes                            |
| Furnished Negotiable        | Extras Solar Panels, Electric Gate       |
| Features Sauna, Cinema Room | Views Development, Golf Course           |
| Beach 2Km                   | Golf Walking Distance                    |
| Airport 18Km                |  |



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