

*Martinh​al • Algarve*

# 151 MARTINHAL



**Mapro Sociedade Mediação Imobiliária Lda.**

Edifício Mapro • Av. Alm. Mendes Cabeçadas • 8135-106 Almancil • Algarve, Portugal  
Tel. (+351) 289 390 880 • [info@maprorealestate.com](mailto:info@maprorealestate.com)  
AMI License 317  
[www.maprorealestate.com](http://www.maprorealestate.com)

**MAPRO** | **Knight Frank**  
REAL ESTATE • IMOBILIÁRIA





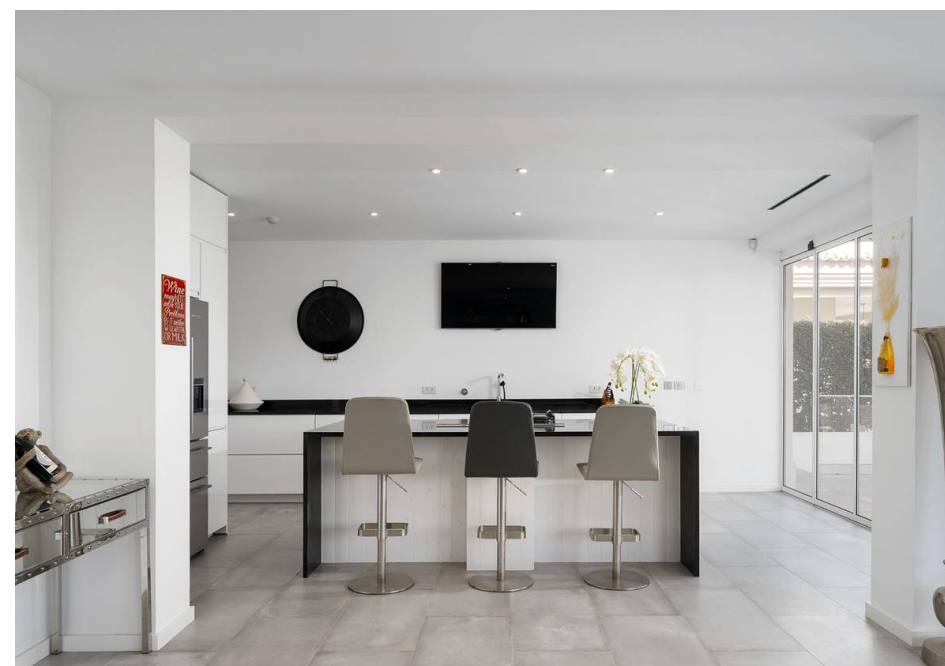
## 151 MARTINHAL

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  
PRIX

REF 2137  
FAITS & CARACTÉRISTIQUES

  
346.40m<sup>2</sup>

  
780m<sup>2</sup>

  
5

  
7



Propriétaire: Privé	Année de Constr. 2006
Jardin Synthetic Grass	Piscine Couverte, Chauffé (Électrique)
Garage Stationnement	Chauffage Chauffage au Sol (Électrique)
Air Conditionné Central	Cheminée Oui
Meublé Négociable	Facilities Panneaux Solaires, Portail Automatique
Caractéristiques Sauna, Cinéma	Vues Development, Golf
Plage 2Km	Golf Walking Distance
Aéroport 18Km	



NOTE IMPORTANTE: Les informations fournies servent seulement de référence, ne font partie d'aucun contrat et peuvent changer à tout moment.



