

*Agua Vista*  
LUXURY HOMES



## VILLA AQUA | LUXURY VILLA FOR SALE

PRICE: € 2,575,000 | LAGOS, PORTUGAL

*Aqua Vista**Aqua Vista*

# Where luxury properties meet the Portuguese coastline

Aqua Vista was born from a shared love of travel, nature, and Portugal's breathtaking coastlines.

After more than **25 years working together**, our shared passion for **luxury living** and the **Portuguese coast** led us to Lagos — a place that immediately captured our imagination. Over time, our journey extended along the **Silver Coast** — from **São Martinho do Porto** to **Consolação**, and most recently **Baleal** — each destination offering a sense of belonging and inspiration.

Drawn to Portugal's **rich culture, year-round sunshine**, and **effortless luxury**, we set out to create bespoke residences that blend seamlessly with their surroundings.

At **Aqua Vista**, our mission is to design homes that are more than just spaces — they are **sanctuaries** that reflect and nurture who you are. Every element is considered to harmonise with its natural setting, helping you to **thrive, unwind, and experience true freedom**.

Through our **passion and commitment**, we aim to **inspire new possibilities** and **elevate the way you live**.

# About Villa Aqua

A one-of-a-kind coastal sanctuary

**Villa Aqua seamlessly combines luxury, privacy, and timeless elegance in one of Lagos's most desirable locations. Just minutes from golden beaches, this exceptional villa offers a serene retreat while keeping you close to the Algarve's vibrant culture and stunning natural beauty.**

More than a home, Villa Aqua is a place to create unforgettable memories, celebrate life's special moments, and enjoy an unparalleled lifestyle in a truly idyllic coastal setting.

## VILLA AQUA INCLUDES:

- Private gated entrance leading to a scenic driveway
- 528m<sup>2</sup> of sophisticated living space on a beautifully landscaped 1,800m<sup>2</sup> plot
- Four generously sized bedrooms including a guest suite with private terrace and a sumptuous Primary Suite
- Six elegantly appointed bathrooms
- Private waterfall pool and sauna, perfect for relaxation and entertaining
- Expansive open-plan living spaces seamlessly connecting indoors and outdoors
- State-of-the-art German kitchen ideal for gourmet cooking
- Cosy fireplace adding warmth and ambiance
- Covered carport with an adjoining versatile room, adaptable as a cinema, wine cellar or extra storage
- Separate utility room for convenience
- Private putting green within the landscaped garden
- Multiple vantage points offering breathtaking views
- Close proximity to supermarkets, pharmacies, private and public schools and other essential amenities
- Easy access to premier bars, restaurants, golf courses and leisure facilities
- Prime location for exploring the Algarve and beyond
- Great investment opportunity including exceptional rental potential

*Lets walk through Villa Agua*  
Luxury living starts here



## A Bespoke Culinary Experience



## Where Innovation Meets Elegance

Step through the grand entrance into a meticulously designed **open-plan Bauformat German kitchen**, where innovation meets craftsmanship.

This bespoke culinary space flows effortlessly between the villa's **indoor and outdoor dining areas**, creating a seamless environment for both relaxed family living and sophisticated entertaining.

Crafted with precision and equipped to the highest specification, the kitchen features **Siemens appliances throughout**, including:

- **Quooker hot and cold tap** for instant boiling or chilled water
- **Built-in full-height fridge and separate freezer**
- **Integrated double electric oven and microwave**
- **Induction hob with internal ventilation**, ensuring clean lines and quiet efficiency
- **Silestone Gold worktops**, combining timeless beauty with durability
- **Integrated wine fridge** for perfect temperature-controlled storage

Every element has been considered to balance **form and function** — from the **integrated ambient lighting** that accentuates the cabinetry to the sleek finishes that define Bauformat's design philosophy.

A **separate utility room** enhances practicality, featuring its own sink, **Siemens freestanding washing machine and tumble dryer**, and custom **utility storage cabinets** for effortless organisation.

The culinary experience continues outdoors, where an **open-air kitchen** awaits — complete with **gas BBQ, separate sink, wine fridge, and built-in cabinetry**, ideal for alfresco dining and entertaining under the Algarve sun.

A kitchen designed for those who appreciate the art of living beautifully — where innovation, style, and functionality come together in perfect harmony.





## Lounge Centrepiece

### A Statement of Light, Space, and Serenity

At the heart of Villa Aqua lies a lounge conceived along the **central axis of the property**, thoughtfully designed to capture the natural rhythm of sunlight throughout the day.

With **soaring ceilings** and **expansive floor-to-ceiling windows**, this space is bathed in natural light, creating a seamless dialogue between the interior and the surrounding landscape. The effect is one of calm sophistication — where air, light, and architecture converge in perfect balance.

A **floor-flush aluminium multi-track slide door system in a Champagne finish** opens effortlessly onto the terrace and garden, dissolving the boundaries between indoors and out. When fully opened, the lounge extends naturally into the outdoor living areas, enhancing the villa's signature sense of flow and freedom.

At its centre, a **statement fireplace** brings warmth and intimacy — a sculptural focal point around which to relax, entertain, or simply unwind in the tranquil ambiance of the villa.

**A space defined by elegance, light, and connection — the true heart of Villa Aqua.**



## Outdoor Living Terrace

### A Seamless Extension of the Home

Flowing directly from the kitchen and lounge, the **main terrace** embodies Villa Aqua's design philosophy — a perfect harmony between indoor elegance and outdoor freedom.

The **open-plan layout** connects effortlessly to this expansive alfresco area, where dining, lounging, and entertaining **blend into one fluid** experience. Wide **floor-flush aluminium multi-track slide door system in a Champagne finish** dissolve the boundary between the interior and exterior, allowing light and fresh coastal air to fill the living spaces.

This terrace is designed for both **daytime relaxation and evening gatherings**. The outdoor kitchen — complete with **gas BBQ, sink, wine fridge, and built-in cabinetry** — provides the perfect backdrop for summer dining, while subtle **ambient lighting** creates a warm and inviting atmosphere after sunset.

Surfaces are finished in **natural tones and refined textures**, complementing the villa's architecture and connecting seamlessly to the pool terrace beyond.

**A space that captures the essence of Algarve living — elegant, open, and effortlessly sociable.**

## The Bedrooms

### Private Sanctuaries of Style and Serenity

Every bedroom at Villa Aqua has been designed as a **personal retreat**, blending **luxury, comfort, and individuality**. Each space is bathed in natural light, with elevated suites opening onto private terraces and ground-floor bedrooms framed by **large picture windows overlooking the landscaped gardens**.

Together, they create a sense of harmony — private sanctuaries where design and tranquillity meet.



### THE PRIMARY SUITE

A true statement of refinement, the **primary suite** occupies a privileged position within the villa — a space conceived for **privacy, indulgence and calm**.

Two **handmade bespoke walk-in wardrobes** with fitted cabinetry lead to a luxurious **ensuite bathroom**, featuring **dual sinks**, a **standalone bathtub**, a separate **rainfall shower**, and a **private toilet**. The ensuite is finished with **Tau Rlv Edra Palomastone White wall tiles**, whose soft stone relief adds texture and depth, perfectly complementing the suite's **copper-accented fittings**.

**Private terraces** extend from both the bedroom and the bathroom, offering serene spaces to unwind and enjoy the Algarve light. The suite is accessed via its own private staircase, enhancing its sense of **exclusivity and retreat**.

**A sanctuary where architecture, craftsmanship, and comfort unite.**

## THE PRIVATE GUEST SUITE

Located on the upper floor, the **guest suite** is an elegant and secluded haven — ideal for visiting friends or family.

Accessed by its **own private staircase**, the suite features **soaring ceilings** and generous proportions that emphasise light, space, and calm. A **handmade bespoke wardrobe** provides refined storage, perfectly complementing the suite's considered design.

The **ensuite bathroom** showcases **Tau Maiolica Linen Matt tiles**, chosen for their subtle tone and handcrafted character — perfectly balancing the suite's **high ceilings** and **gold-accented finishes**. A **private terrace** extends the space outdoors, offering a tranquil escape with views across the property.

**Refined, independent, and effortlessly elegant.**



## THE GROUND-FLOOR BEDROOMS

Two additional **ground-floor bedrooms** provide inviting accommodation for family or guests. Each room features a **handmade bespoke wardrobe** and ensuite bathroom finished in sleek black accents, creating a contemporary, architectural aesthetic.

Though they do not have terraces, these bedrooms enjoy **large garden-facing windows** that frame views of the surrounding greenery and flood the spaces with natural light — maintaining Villa Aqua's signature connection between indoor comfort and the landscape beyond.

Thoughtfully designed spaces that balance intimacy with sophistication.

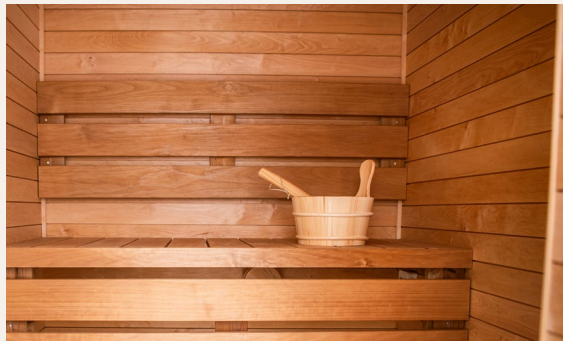


## Flexible Suite

### Tailored to your lifestyle

This adaptable space completes Villa Aqua's collection of rooms, offering multiple possibilities to suit your needs. Ideal as a guest retreat, home office, private cinema, or wine cellar, it combines comfort, elegance, and practicality.

Designed with the villa's refined aesthetic in mind, it offers privacy, tranquillity, and a seamless connection to the Algarve lifestyle. Every room in Villa Aqua reflects meticulous attention to detail and versatility for modern living.



## A Private Oasis

### Luxury, Tranquillity, and Effortless Outdoor Living

Flowing directly from the lounge and kitchen, the expansive **south-facing terrace** is the perfect place to **soak up the Algarve sunshine** or unwind in complete privacy. Designed for relaxation and connection, this elegant outdoor space captures the essence of coastal living — open, calm, and bathed in natural light.

The terrace leads seamlessly to a **shimmering infinity-style waterfall pool** with **integrated jacuzzi**, forming a striking centrepiece for outdoor life. Here, you can drift between sun and shade, take in the soft sound of cascading water, or refresh beneath the outdoor shower before stepping into the **private sauna** — a secluded wellness retreat overlooking the garden.

Natural tones and refined materials extend across the terrace, creating generous space for **lounging and dining** while maintaining a seamless connection to the villa's interiors.

Below this tranquil haven, the **covered carport** provides secure parking and practical storage, complemented by an **adjoining multi-purpose room** that can be tailored to your lifestyle — **a wine cellar, private cinema, or flexible storage**.

**An oasis where architecture, water, and light unite — inviting you to relax, rejuvenate, and live beautifully under the Algarve sun.**



## Design & Craftsmanship

### Where Light, Form, and Detail Come Together

From the moment you arrive, Villa Aqua reveals its attention to detail and architectural refinement. The **smart pivot-style front door**, crafted with precision and fitted with an **integrated biometric access system**, sets the tone for the contemporary elegance found throughout the home.

Inside, expansive **floor-to-ceiling windows** dissolve the boundary between interior and exterior, flooding each space with natural light and framing views of the gardens and surrounding landscape. The result is a calm, seamless connection with nature — a defining feature of Villa Aqua's design.

Throughout the living areas, **bespoke parquet wood flooring** adds warmth and texture, complementing the villa's palette of natural materials and refined finishes. Discreet **recessed lighting** and **architectural detailing** emphasise clean lines, while the interplay of glass, timber, and stone reflects the home's coastal setting and timeless modern style.

**A celebration of craftsmanship and design integrity — where every surface, material, and feature is chosen to inspire a sense of balance and beauty.**

# A Curated Garden Retreat

## Where Nature Meets Elegance

Step into a private sanctuary where every detail of the landscape is thoughtfully designed. Towering palms, sculpted shrubs, and vibrant blooms create a living canvas that invites quiet reflection and connection with nature.

The long, elegant driveway, accessed via a discreet electric gate, offers a sense of arrival and privacy, welcoming family and friends into this serene setting. Meandering paths and open green spaces provide both relaxation and leisurely exploration, while the private putting green offers a subtle touch of recreation amidst the lush surroundings.

**A haven where greenery, light, and design converge — inviting you to wander, pause, and immerse yourself in the tranquil beauty of the Algarve.**





# Features

Designed for modern comfort and effortless luxury, Villa Aqua is equipped with state-of-the-art technology and premium amenities, ensuring an unparalleled living experience.

**Advanced HVAC System:** Enjoy optimal climate control with a state-of-the-art heating, ventilation, and air conditioning system.

**Hydraulic Underfloor Heating:** Experience consistent warmth and comfort with energy-efficient underfloor water heating.

**Eco-Friendly Solar Panels:** Harness sustainable energy through compliant solar panels, reducing your carbon footprint.

**High-Speed Wi-Fi:** Stay connected with reliable and fast internet access throughout the villa.

**Intelligent Lighting System:** Customise ambiance with smart lighting controls tailored to your preferences.

**Gate Entry System:** Ensure enhanced security and privacy with gated access.

**A+ Energy Efficiency Rating:** Reflecting top-tier sustainability and reduced energy costs.

*Let's explore the layout*  
The floorplans

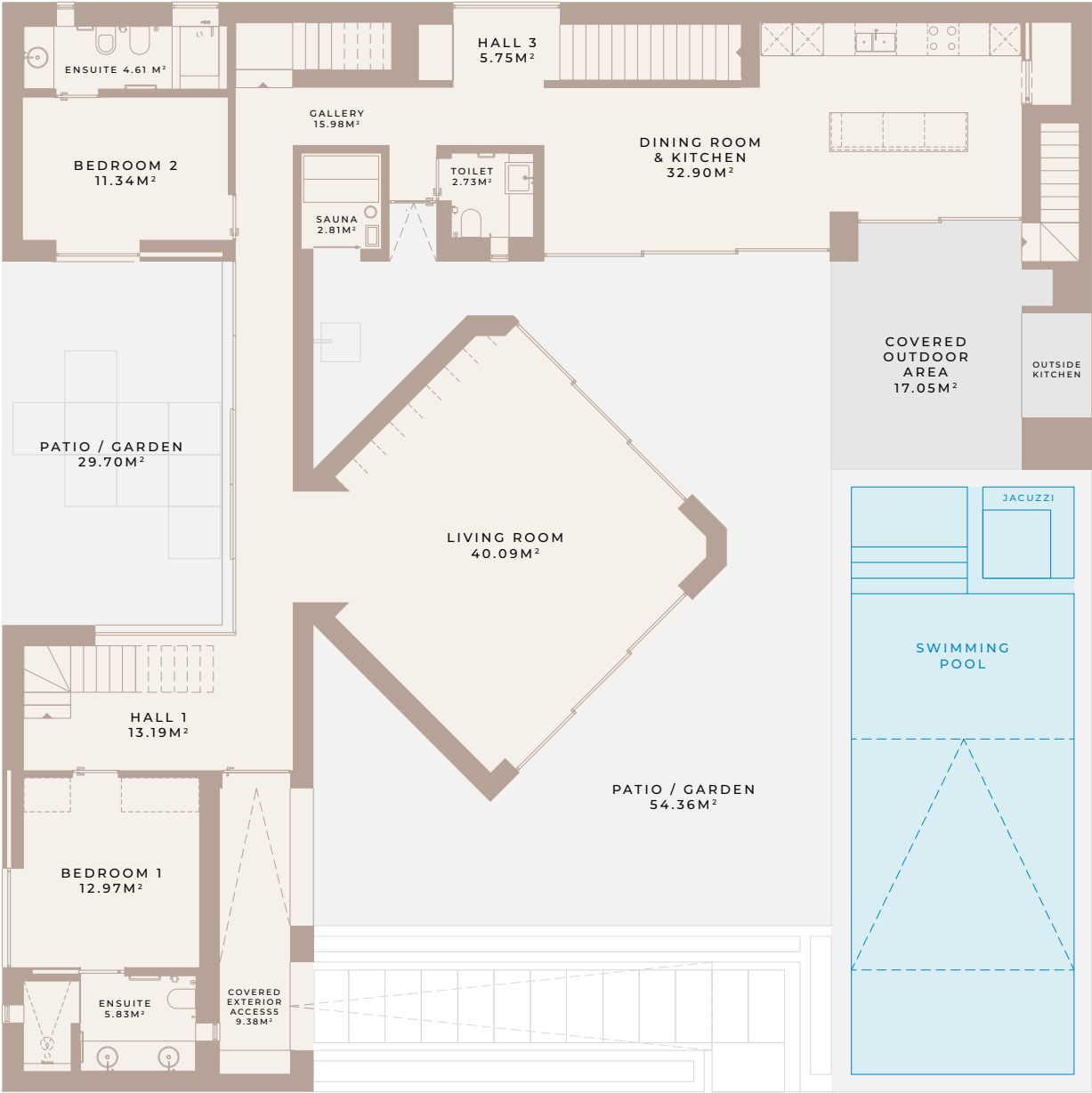
# Basement

Floor layout



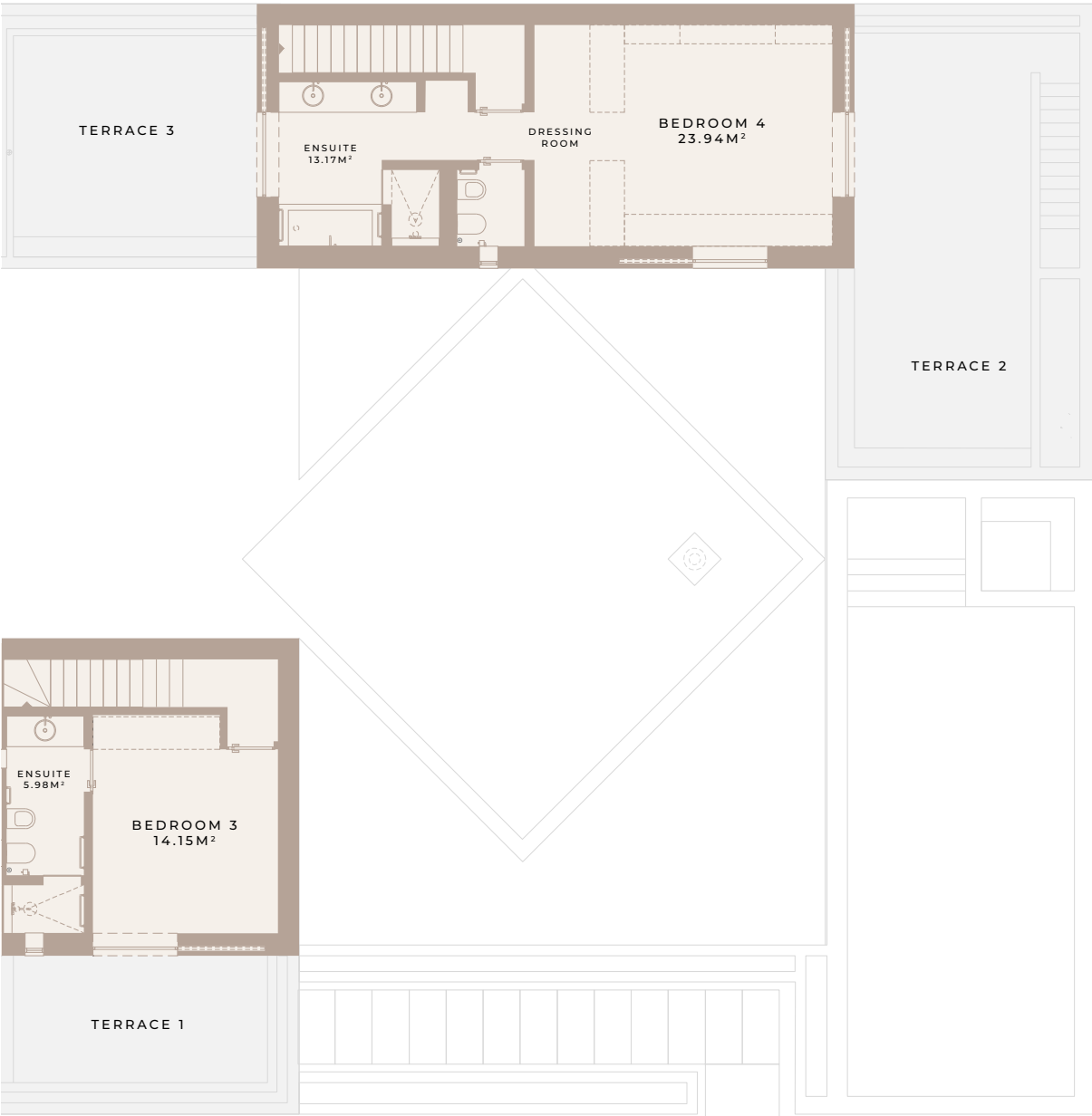
# Ground

Floor layout



# First

Floor layout



*Lagos Portugal*  
Location

# Lagos, Portugal

Nestled in the stunning Algarve

Lagos is a perfect blend of history, natural beauty, and modern luxury. From world-class golf courses like Palmares and Boavista to a vibrant marina lined with restaurants and boardwalks leading to hidden caves, this coastal town offers endless charm.

Unlike seasonal destinations, Lagos thrives year-round with lively streets, cultural events, and a dynamic atmosphere.

Its breathtaking beaches — Dona Ana, Praia da Luz, and Porto do Mós — are complemented by the dramatic cliffs of Ponta da Piedade, a true Algarve icon.

Rich in history, Lagos' cobbled streets, medieval walls, and historic landmarks tell the story of its Roman and Moorish past. Paired with incredible dining, fresh seafood, and a buzzing nightlife, Lagos is more than just a destination — it's a lifestyle.





01	Faro International Airport (58 min drive)	86.0km
02	Lagos Marina	4.2km
03	Nearest beach 'Praia do Pinhão'	3.2km
04	Praia de Dona Ana	3.6km
05	Nearest supermarket (5 min drive)	2.2 km
06	Boavista Golf & Spa Resort	1.4 km

*Villa Agua*  
A smart investment

# High Rental Demand & Exceptional Returns

Villa Aqua is not just a luxury retreat — it's a lucrative investment in one of the Algarve's most sought-after locations. The region's thriving tourism industry and year-round appeal make this villa an excellent opportunity for short-term rentals and long-term appreciation.

## STRONG RENTAL POTENTIAL

- The Algarve welcomes over **4 million visitors** annually, driving high demand for premium holiday rentals.
- Luxury villas in Lagos can generate **€60,000 – €70,000** per year on platforms like Airbnb & Booking.com.
- Portugal's **Golden Visa** Program offers additional incentives for international investors.

## WHY INVEST IN LAGOS?

- Consistently ranked as one of Europe's **top holiday destinations**
- Growing property market with rising demand for **high-end rentals**
- Enjoyable year-round climate, ensuring **steady rental income**

With its prime location, luxury amenities, and strong market potential, Villa Aqua presents a rare opportunity to own a property that offers both lifestyle and financial rewards.

*Your Dream Home Awaits!*  
Newly completed  
Luxury Villa



*Aqua Vista*  
LUXURY HOMES

## CONTACT

BUYING DIRECT WITH AQUA VISTA