

RENOVATED APARTMENT

QUADRADINHOS, VALE DO LOBO

Almancil · Reference 263

€695,000

iRG PROPERTY

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OVERVIEW

Situated in the established Quadradinhas area of Vale do Lobo, this renovated two-bedroom apartment offers comfortable accommodation, contemporary interiors and a pleasant garden-facing terrace, within easy reach of the resort's main attractions.

2	2	110m²	N/A	B-
BEDROOMS	BATHROOMS	GROSS AREA	PLOT	ENERGY

The apartment has been updated to provide a bright, open-plan living and dining area incorporating a modern fitted kitchen. Large windows and doors connect the interior with the outdoor terrace, which overlooks landscaped gardens and mature palm trees.

Both bedrooms are generous doubles, with the principal bedroom benefiting from an en-suite bathroom. A second separate bathroom serves the remaining bedroom and guests.

Renovated in 2017, the property is equipped with air conditioning and is sold furnished, making it ready for immediate use. Its combination of practical living space, outdoor area and established resort location makes it suitable for permanent residence or as a second home in the Algarve.



THE SETTING





Quadradinhos is a popular residential area within Vale do Lobo, offering a quieter setting while remaining conveniently connected to the resort's facilities. The apartment enjoys views across landscaped communal gardens, with mature palm trees providing an attractive green outlook from the terrace.

Street parking is available directly outside the properties, with ample spaces even during the busier summer months.

ALGARVE LIVING IN STYLE

Vale do Lobo offers an established coastal lifestyle centred around its beaches, golf courses, restaurants and leisure facilities. The Praça and beach are approximately 3km away, with an enjoyable route along the main avenue, passing the golf course and Spikes restaurant along the way.



INTERIOR LAYOUT

The apartment is arranged around a generous open-plan living and dining area, with the contemporary fitted kitchen integrated into the main space. The layout creates a comfortable environment for everyday living and entertaining, with direct access to the terrace overlooking the gardens.

The accommodation is completed by two well-proportioned double bedrooms and two bathrooms, with the principal bedroom enjoying its own en-suite.





BEDROOMS & BATHROOMS

Master Suite - A spacious double bedroom with fitted accommodation and a modern en-suite bathroom.

Bedroom Two - A second generous double bedroom, served by the separate guest bathroom, with direct access to the terrace.

Bathrooms - Two modern bathrooms in total, including the master en-suite.



FEATURES & SPECIFICATION

- Renovated two bedroom apartment
- Two double bedrooms
- Two bathrooms, including one en-suite
- Open plan living and dining area
- Modern fitted kitchen
- Large private terrace overlooking gardens
- Air conditioning throughout
- Closed fireplace
- Furnished
- Built in 1983
- Renovated in 2017
- End of row apartment
- 110m2 built area
- On street parking
- Solar hot water system

LOCATION

Positioned within the Quadradinhas area of Vale do Lobo, the apartment enjoys convenient access to the resort's beaches, golf courses, restaurants and leisure facilities.

The Praça and beach are approximately 3km away, while the surrounding area provides an established residential environment with convenient access to the wider Golden Triangle.

Vale do Lobo's location also provides easy access to Quinta do Lago, Almancil and the wider Algarve coastline.

Vale do Lobo Praca & Beach	**Approx. 3km**
Vale do Lobo Golf & Reception	**1.2km**
Paixa Restaurant	**350m**
International schools (Noble and Inspire)	**Approx. 5 mins**
Faro Airport	**Appox. 20 mins**

OWNERSHIP COSTS

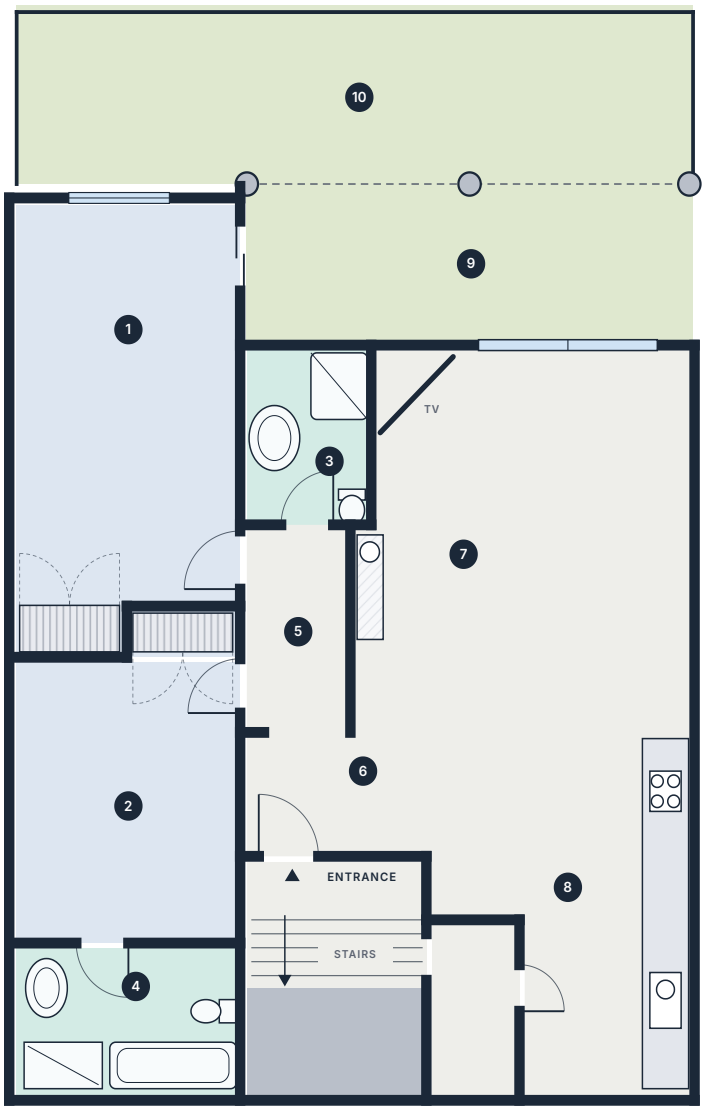
Estimated Annual Running Costs

Apartment · Vale do Lobo ·Ref 263 · €695,000

The estimates below are indicative figures based on comparable properties in the Almancil / Golden Triangle area. Actual costs will vary depending on occupancy, usage patterns and service providers chosen. IMI is calculated on the official taxable value (VPT), which is typically significantly lower than market value. Buyers are advised to confirm current VPT and IMI rate with their legal representative prior to purchase.

COST CATEGORY	ANNUAL ESTIMATE
IMI — Municipal Property Tax Based on VPT (typically well below market value) at Loulé rate of 0.30%	**€500 Approx.** per year
Electricity Poolpump,A/C, underfloor heating, lighting	**€600 - €1,200** per year
Water Mains supply	**€600 - €800** per year
Condominum Fee General running and upkeep of communal areas	**€600 Approx.** per year
Home Insurance Contents cover for a property of this value	**€500 Approx.** per year
Alarm & Security CCTV monitoring contract + alarm system maintenance	**€600 – €1,200** per year
High-Speed Internet & TV Fibre broadband + satellite/cableTV package	**€600 – €900** per year
ESTIMATED ANNUAL RUNNING COSTS	**€3,400 – €5,700 / year**

Figures are estimates only and should not be relied upon as a guarantee of actual costs. IRG Property accepts no liability for variance from these projections.



APARTMENT 20Q

ROOM SIZES	m²
1 Bedroom 1	18.10
2 Bedroom 2	13.00
3 Bathroom 1	3.90
4 Bathroom 2	6.26
5 Hallway	3.80
6 Entrance hall	4.10
7 Living room	25.35
8 Kitchen	15.00
9 Covered terrace	13.80
10 Terrace	18.00
Internal area	**89.51**
Terraces	**31.80**
Ceiling height	**2.60 m**

KEY

- Bedrooms
- Bathrooms
- Living, kitchen, halls & stairs
- Terraces
- Wall
- Window / glazing
- Door
- Stairs (arrow = up)
- Sanitary fittings & fitted units

Indicative plan, not to scale. All dimensions and layouts are approximate and subject to verification.



ENQUIRIES

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The particulars contained herein are intended as a general guide only. They are not an offer or contract. All measurements are approximate. Purchasers should make their own enquiries to satisfy themselves on all matters prior to contract.