



EXCLUSIVE LISTING

Stunning 4-Bedroom Palmyra Townhouse

Vila Sol Golf Resort · Quarteira · Algarve

€795,000

Ref: 242

OVERVIEW

Stunning 4-Bedroom End-Unit Townhouse with Golf & Sea Views - Palmyra, Vila Sol

4

BEDROOMS

4

BATHROOMS

285 m²

GROSS AREA

4

FLOORS

C

ENERGY

A beautiful end-of-row townhouse in the prestigious Palmyra development within Vila Sol Golf Resort, offering the perfect blend of space, style, and stunning views. Boasting panoramic golf course views from every level and sea views from the private roof terrace, this spacious four-bedroom, four-bathroom home is ideal as a full-time residence, holiday retreat, or rental investment in one of the Algarve's most sought-after gated resorts.



THE RESORT



Vila Sol is one of the Algarve's most established resort communities, set around a championship 27-hole golf course between Vilamoura and Quarteira. The Palmyra development sits within the resort's gated perimeter, offering 24-hour security, beautifully maintained communal gardens, and direct access to a shared swimming pool - all within walking distance of the Vila Sol clubhouse and spa.

Positioned as an end-unit with a southerly orientation, this townhouse enjoys exceptional natural light and golf course views stretching across multiple fairways. Sea views are visible from the private rooftop terrace, offering a rare combination of golf and coastal panoramas.



LAYOUT & LIVING SPACES

Spread across four levels, the property is cleverly designed to maximise both space and views. The open-plan living and dining room of approximately 38.7m² opens directly onto a private patio with access to communal gardens and pool — ideal for alfresco entertaining. The fully fitted kitchen sits adjacent, with all principal rooms enjoying an abundance of natural light.

Basement — Ensuite bedroom, utility room, and private access to the secure underground garage

Ground Floor — Open-plan living/dining room, kitchen, double bedroom, guest bathroom, and private patio

First Floor - Two en-suite bedrooms including master suite with private terrace overlooking pool and golf

Roof Terrace - Private rooftop terrace with panoramic views across the resort, golf course and coastline



FEATURES & SPECIFICATION

- Air conditioning throughout
- Underfloor heating
- Fully fitted kitchen
- Fitted wardrobes
- Fireplace
- Double glazing
- Private garage (basement)
- Communal pool & gardens
- 24-hour security
- Roof terrace with sea views
- Golf course views on all levels
- Built: 2009

LOCATION

Vila Sol sits in the heart of the Algarve's vibrant Vilamoura/Quarteira corridor — within easy reach of the marina, beach clubs, fine dining and international schools. Faro Airport is approximately 20 minutes away, making this an excellent lock-up-and-leave investment as well as a superb base for full-time living.

Vilamoura Marina	10 min
Beach	10 min
Faro Airport	20 min
Quarteira town	5 min
Golf (on resort)	Walking distance

OWNERSHIP COSTS

Indicative annual running costs for a property of this type in the Vila Sol / Vilamoura area. Condominium fees cover communal maintenance, gardens, pool, and 24-hour security. IMI is calculated on the official VPT, typically well below market value. All figures should be verified with your legal and financial advisers.

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.

IMI — Municipal Property Tax <i>Based on VPT at Loulé rate 0.30%</i>	€400 – €700 per year
Condominium / Community Fees <i>Gardens, pool, 24hr security, communal areas</i>	€6,000 per year
Electricity <i>A/C, lighting, underfloor heating</i>	€2,400 – €4,000 per year
Water <i>Mains supply</i>	€600 per year
Home Insurance <i>Buildings + contents</i>	€800 – €1,200 per year
Alarm & Security <i>System maintenance</i>	€500 per year
High-Speed Internet & TV <i>Fibre broadband + TV package</i>	€600 – €900 per year
ESTIMATED ANNUAL TOTAL	€11,300 – €13,900

ENQUIRIES

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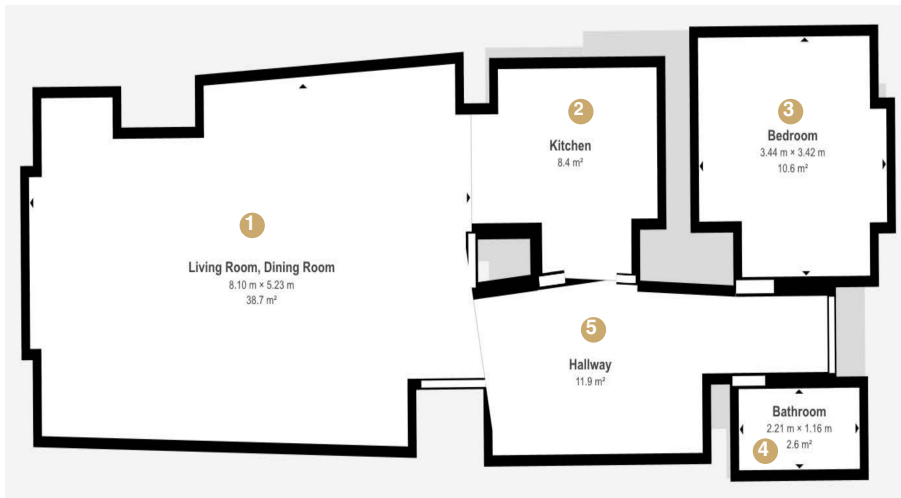
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The particulars contained herein are intended as a general guide only. They are not an offer or contract. All measurements are approximate. Purchasers should make their own enquiries to satisfy themselves on all matters prior to contract.

FLOOR PLANS

Ground Floor — Floor 2 (84.1 m²)



ROOM	AREA
1 Living area	38.7 m ²
2 Kitchen	8.4 m ²
3 Bedroom	10.6 m ²
4 Bathroom	2.6 m ²
5 Hallway	11.9 m ²
Floor Area	84.1 m²

First Floor — Floor 3 (56.0 m²)



ROOM	AREA
1 Bedroom	16.1 m ²
2 Bathroom	5.0 m ²
3 Bedroom	10.8 m ²
4 Bathroom	2.3 m ²
5 Hallway	1.8 m ²
6 Stairwell / Landing	8.6 m ²
Floor Area	56.0 m²

Basement Level — Floor 1 (41.1 m²)



ROOM	AREA
1 Bedroom	16.8 m ²
2 Bathroom	5.0 m ²
3 Hallway	4.4 m ²
4 Laundry	6.4 m ²
Floor Area	41.1 m²

Floor plans prepared by IRG Property for marketing purposes. Areas and dimensions are approximate and should be independently verified.



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