

EXCLUSIVE LISTING

Elegant 4-Bedroom Single-Level Villa

Almancil · Near Quinta do Lago · Golden Triangle · Reference 252

€1,995,000

iRG PROPERTY

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OVERVIEW

Elegant 4-Bedroom Single-Level Villa with Exceptional Privacy, Pool & Countryside Views Near Quinta do Lago

4	6	275 m²	7,020 m²	A
BEDROOMS	BATHROOMS	GROSS AREA	PLOT	ENERGY

Set in a quiet cul-de-sac just minutes from the Algarve's Golden Triangle, this beautifully remodelled 4bedroom villa combines privacy, elegance and modern comfort.

The elevated position offers full sun exposure and panoramic views across the Loulé hills. Inside, bright open-plan living spaces flow seamlessly to large terraces and a 10m × 5m reconditioned pool.

Each bedroom features a bespoke ensuite, with the master suite enjoying stunning views and a dressing area. High-quality finishes throughout include recessed air conditioning, underfloor heating in the bathrooms, electric shutters, and a luxury kitchen with an island and LED lighting.

The fully landscaped 1,300m² plot, adjoining a 5,720m² fenced rustic area, provides total tranquillity - all within 15 minutes of Faro Airport.



THE SETTING





Set in an exclusive cul-de-sac of just seven properties, this beautifully remodelled single-level villa combines contemporary comfort with complete privacy and far-reaching countryside views, all just minutes from Quinta do Lago, Vale do Lobo and the highly sought-after Golden Triangle.

Positioned at the highest point of a tastefully landscaped plot, the property enjoys full sun exposure throughout the day and a calm residential setting, while still being close to beaches, golf, restaurants and international schools.

SINGLE-LEVEL LIVING

Homes of this size and quality on a single level are increasingly rare in this area and especially sought after. The property has no internal stairs, ensuring effortless flow between all rooms, easy movement for children and elderly guests, and excellent long-term accessibility. All principal living areas and bedrooms open directly to terraces and gardens, enhancing the indoor-outdoor lifestyle.



POOL & OUTDOOR LIVING



A stunning 10m × 5m single-depth swimming pool with jacuzzi jets sits at the heart of the outdoor living area, framed by large sun terraces, a built-in BBQ and safety-glass screening. LED pool lighting creates a beautiful evening setting for entertaining.

The grounds transition naturally into a fully fenced 5,720m² rustic plot, providing additional privacy and a feeling of space rarely found in properties so close to the coast. A rockery, orchard and raised lawn areas provide multiple options for relaxation and play, while an automated irrigation system ensures low maintenance.





THE GARDENS & OUTDOOR LEISURE

Beyond the landscaped gardens surrounding the villa, the adjoining 5,720m² fenced rustic plot offers an exceptional amount of additional outdoor space. There is considerable scope to enjoy this area in a variety of ways, including the creation of a private pitch-and-putt area and a dedicated gazebo space, providing a shaded setting for relaxing and entertaining.

Together with the existing landscaped areas and raised lawns, this extensive outdoor setting offers a wonderful sense of privacy and flexibility, with plenty of room to enjoy the Algarve lifestyle.

Illustrative images showing potential landscaping and seating improvements







INTERIOR LAYOUT

The open-plan living space of approximately 65m² is designed for modern indoor-outdoor living. A central island kitchen features high-end fixtures including a boiling-water tap, five-ring induction hob, LED feature lighting and waste disposal unit. The kitchen flows into the dining area and lounge, with three large patio doors opening to the covered terrace, perfect for year-round alfresco dining.





BEDROOMS & BATHROOMS

Master Suite South-facing with dressing area, countryside views, ensuite with bath and walk-in shower
Bedrooms 2 & 3 Each with its own ensuite bathroom and built-in wardrobes with automatic lighting
Guest Suite Opposite wing with patio doors opening directly onto the pool terrace
Additional Room Below pool terrace - flexible as home office, gym, guest studio or combined into a fully independant annex with bathroom.



FEATURES & SPECIFICATION

- Single-level layout with no steps
- Double glazing & thermal insulation
- Recessed air conditioning in all rooms
- Underfloor heating in all en-suites
- Electric shutters
- CCTV with mobile access
- USB plug sockets
- LED pool lighting
- Solar-powered 3,000L hot water tank
- Borehole + mains water connection
- Automated irrigation system
- Double garage
- Energy Certificate: A
- Renovation completed: 2022

LOCATION

This property offers the ideal balance between peaceful countryside living and a premium coastal lifestyle. Quinta do Lago, Vale do Lobo and the Golden Triangle's world-class golf courses, beach clubs, sports facilities and fine dining are all just minutes away. Faro Airport is reachable in approximately 15 minutes, making this a superb choice for both full-time living and second-home ownership.

Quinta do Lago / Vale do Lobo	**5 min**
Beach (Praia de Ancão)	**10 min**
Faro Airport	**15 min**
Almancil village	**5 min**
International schools	**10 min**

OWNERSHIP COSTS

Estimated Annual Running Costs

Villa · Almancil · Ref 252 · €1,995,000

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%	**€1,200 – €2,000** per year
Electricity Poolpump,A/C, underfloor heating, lighting — mains supply	**€3,600 – €5,400** per year
Water Mains supply + borehole running costs	**€600 – €1,000** per year
Pool & Garden Maintenance Weekly pool care,irrigation,lawn & planting upkeep	**€4,800 – €7,200** per year
Home Insurance Buildings + contents cover for a property of this value	**€1,500 – €2,500** 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	**€12,900 – €20,200 / 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.

Ground Floor



Living Bedrooms Bathrooms Utility & dressing Terraces Pool

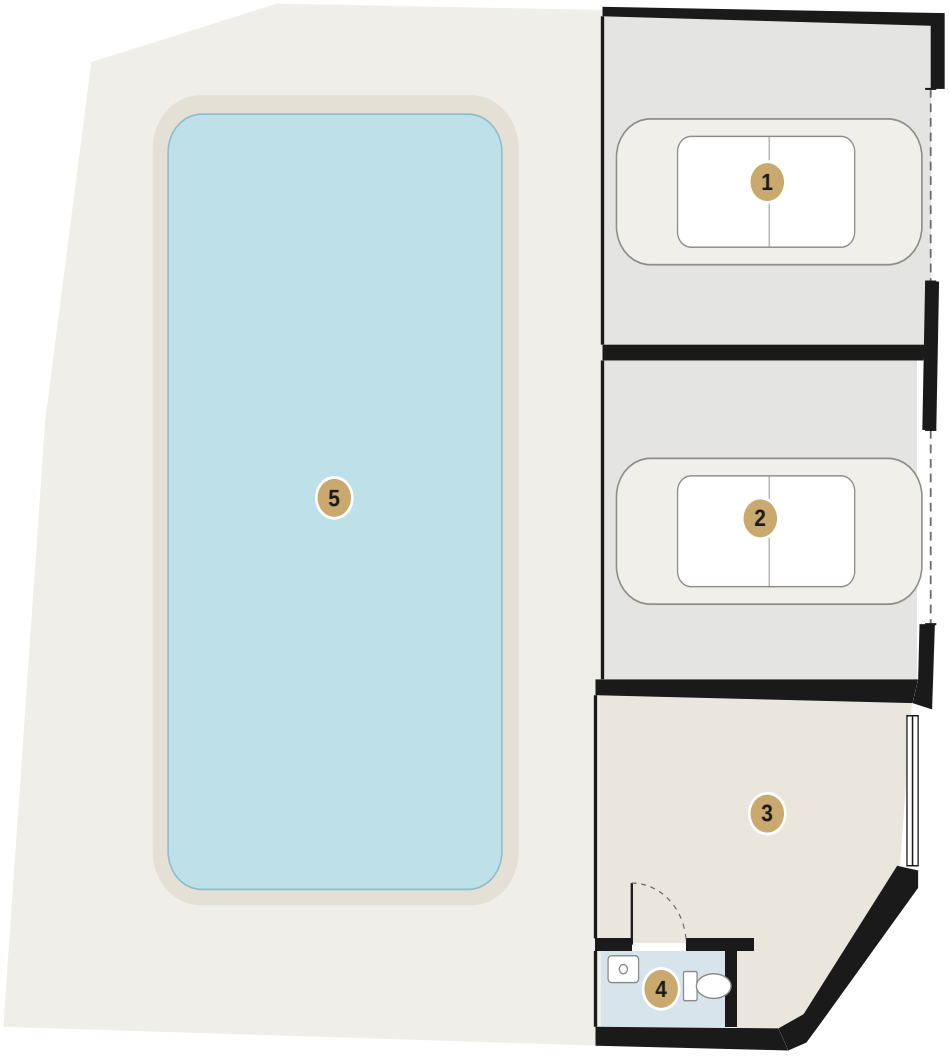
	ROOM	AREA
1	Hall	20.68 m²
2	Lounge	26.60 m²
3	Kitchen / Dining	41.04 m²
4	Master Bedroom	19.11 m²
5	Master Ensuite	6.35 m²
6	Utility / Laundry	5.88 m²
7	Dressing Room	7.22 m²
8	Bedroom 2	15.86 m²
9	Ensuite	9.52 m²

	ROOM	AREA
10	Bedroom 3	17.66 m²
11	Ensuite	4.74 m²
12	WC	2.70 m²
13	Guest Suite	16.35 m²
14	Guest Ensuite	4.31 m²
15	Covered Terrace	17.75 m²
16	Covered Terrace	20.67 m²
17	Pool	57.89 m²

Total Build Area	255.58 m²

Floor plans are indicative only and not drawn to scale. Furniture and fittings are shown for illustration. Areas are taken from the architect's plans and should be verified by the buyer's legal representative prior to purchase. IRG Property accepts no liability for variance from these plans.

Lower Level — Garages & Pool



Garages Storage WC Pool

	ROOM	AREA
1	Garage 1	19.95 m²
2	Garage 2	19.35 m²
3	Technical / Storage	14.02 m²
4	WC	1.91 m²
5	Swimming Pool	57.89 m²
	Lower Level Area	66.78 m²

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