



EXCLUSIVE LISTING

Elegant 4-Bedroom Single-Level Villa

Almancil · Near Quinta do Lago · Golden Triangle

€2,225,000

Ref 252

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 x 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 x 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.



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 independent annex.



FEATURES & SPECIFICATION

- Single-level layout — no steps
- Double glazing & thermal insulation
- Recessed air conditioning throughout
- Underfloor heating in all ensuites
- 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
- Two enclosed garages + driveway
- 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 · Ref252 · €2,225,000

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

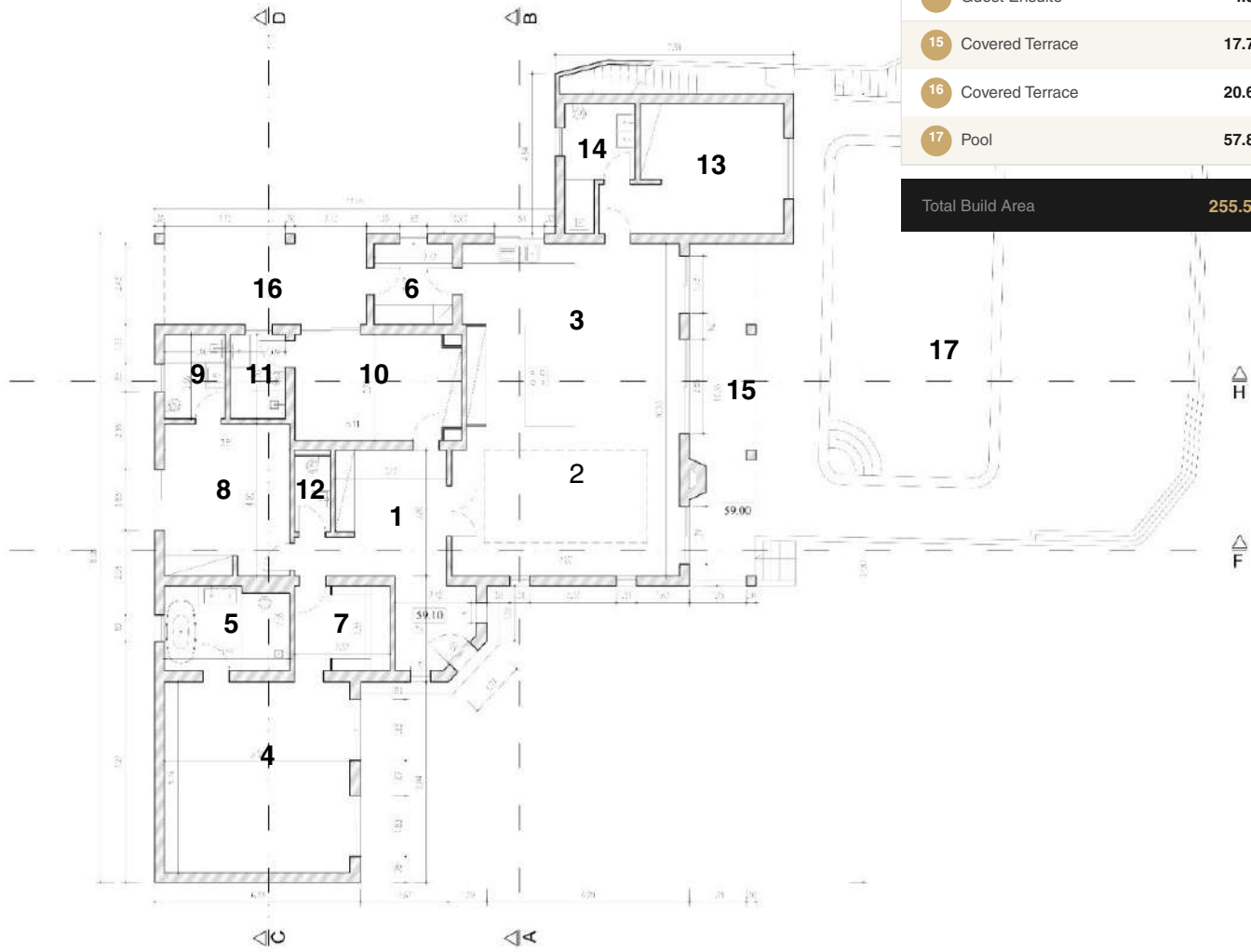
ESTIMATED ANNUAL RUNNING COSTS

€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

ROOM	AREA
1 Hall	20.68 m ²
2 Lounge	26.60 m ²
3 Kitchen / Dining	41.04 m ²
4 Master Bedroom	19.11 m ²
5 Master Ensuite	6.35 m ²
6 Utility / Laundry	5.88 m ²
7 Dressing Room	7.22 m ²
8 Bedroom 2	15.86 m ²
9 Ensuite	9.52 m ²
10 Bedroom 3	17.66 m ²
11 Ensuite	4.74 m ²
12 WC	2.70 m ²
13 Guest Suite	16.35 m ²
14 Guest Ensuite	4.31 m ²
15 Covered Terrace	17.75 m ²
16 Covered Terrace	20.67 m ²
17 Pool	57.89 m ²
Total Build Area	255.58 m²

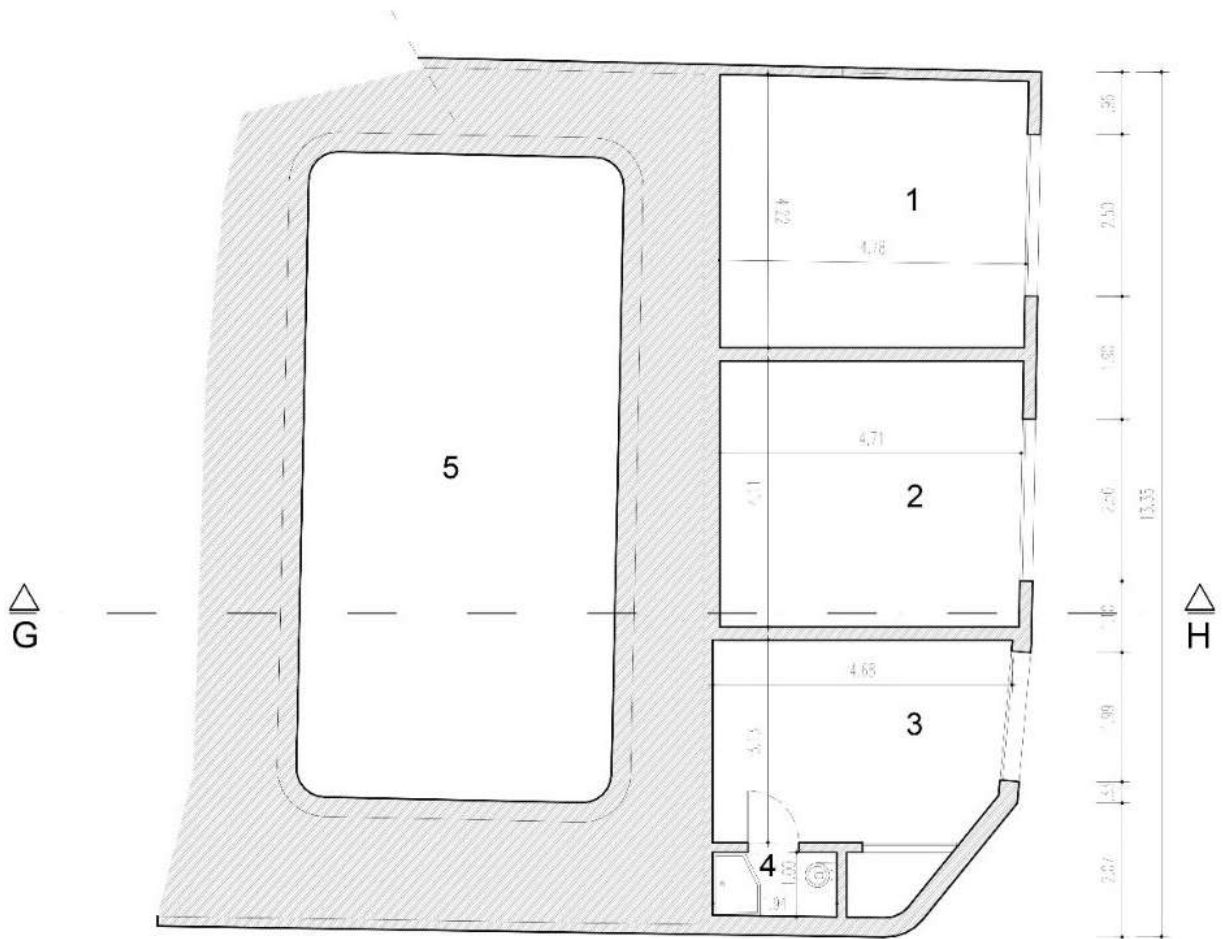


Planta do r/chão

FLOOR PLANS

Lower Level — Garages & Pool

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





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.