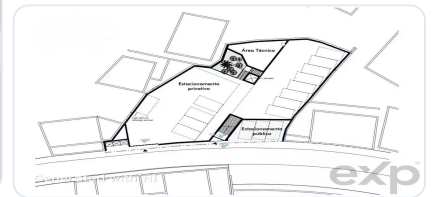
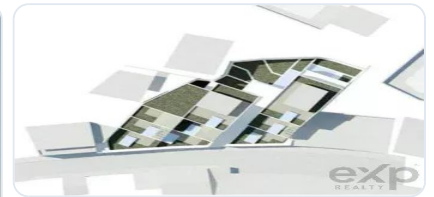


At RealKasa®, our market strategy is focused on discretion, premium presentation, and highly qualified buyer matching. Each property is positioned with a tailored narrative to maximize perceived value and market response.

Nine Luxury Apartments with Private Pools - Approved project ready to build

Ref: 86049989 | Faro > Lagoa > Estômbar e Parchal



€1.167.650

Business type	Sale	Property type	Land
Bedrooms	-	Bathrooms	-
Area	1.100 m2		

Description

This fully licensed boutique development project consists of nine high-end apartments, each with its own private pool and outdoor space. It combines the privacy and comfort usually associated with luxury villas with the convenience and practicality of apartment living, offering a rare opportunity for modern, turnkey coastal living.

The project includes over 1,100 m² of approved construction area and features a mix of T2, T3, and T4 apartments. Each unit has been carefully designed to maximise natural light, with multiple exposures, flexible layouts, and private outdoor areas. The upper floors benefit from sea views, while all units enjoy a refined balance of contemporary design and subtle local character.

Amenities include private underground parking, a shared garage area, and elevator access to all levels. Each apartment benefits from either direct or semi-private access, enhancing the sense of exclusivity and privacy. The residences are suitable for use as primary homes, holiday apartments, or premium rental investments.

Located in a highly sought-after and consolidated area with limited space for new construction, the project responds to clear market demand. Additionally, it benefits from a reduced 6% VAT rate on construction due to its urban regeneration classification, significantly increasing its financial appeal.

Project Financials - Investment & Return

Total investment (incl. VAT where applicable): €3,628,650

Breakdown:

€1,167,650 plot/project acquisition

€6,000 legal fees

€70,000 architectural and engineering costs (incl. execution plans)

€225,000 financing costs (interest and bank fees, assuming 24-month timeline)

€2,160,000 turnkey construction (approx. 1,200 m² at €1,750/m² high-end finish)

Financing structure:

Bank financing (approx. 70% of plot and construction): €2,329,355

Equity required: €1,299,295

Projected sales value: €4,750,000

(based on 950 m² of sellable area at €5,000/m², net of commissions and fees)

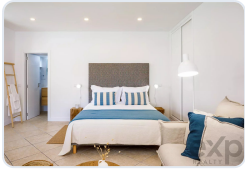
Estimated net profit: €1,121,350

Return on equity investment (ROI): 86.3%

This project offers not only architectural and lifestyle excellence but also strong investment fundamentals in a mature,

supply-constrained market.

Related Properties



Faro > Lagoa > Estômbar e Parchal

Operating Investment - 4 Beachside Studio Apartments in Central Carvoeiro

Ref: 85993451

€1.200.000



Faro > Lagoa > Estômbar e Parchal

Modern T4 Villa with Private Pool in Vale da Lapa Resort

Ref: 86188124

€895.000



Faro > Lagoa > Estômbar e Parchal

Modern 2-Bedroom Duplex in Village Resort, Carvoeiro - Algarve

Ref: 86188065

€520.000



Faro > Lagoa > Estômbar e Parchal

New 3 Bedroom House With Great Views

Ref: 86440772

€550.000

Real Estate Solutions

This brochure was prepared by RealKasa® for property presentation.

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<https://www.test.realkasa.pt/en/listings/86049989>