

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.

## Luxury 4-bedroom villa of 437 m<sup>2</sup> with swimming pool - Mexilhoeira Grande, Portimão

Ref: 86156461 | Faro > Portimão > Mexilhoeira Grande



**€1.580.000**

<b>Business type</b>	Sale	<b>Property type</b>	House
<b>Bedrooms</b>	4	<b>Bathrooms</b>	-
<b>Area</b>	306 m2		

## Description

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437 m<sup>2</sup> luxury villa with 4 suites, swimming pool, 1,500 m<sup>2</sup> plot - located in Mexilhoeira Grande, Portimão.

Set in a charming atmosphere, discover this sumptuous luxury villa built in 2018, located in the prestigious Mexilhoeira Grande area of Portimão. With a modern design and high-quality finishes, this property offers an exceptional living experience, perfect for enjoying the sun and comfort in an exclusive setting.

The 4-suite property was built in 2018 and comprises:

First floor:

A large entrance hall gives access to the upper floor and the basement, serving as an elegant transitional space, bright and welcoming. A guest bathroom has been carefully integrated for convenience.

The spacious living room is the heart of the house, with large windows providing a panoramic view of the terrace and pool. Ideal for moments of relaxation, this space includes a pellet stove that provides a cozy atmosphere during the evenings. The abundant natural light creates a peaceful atmosphere throughout the day.

The modern, fully equipped kitchen is open to the outside, with stunning views of the countryside. It communicates directly with the dining area, offering a perfect space for family/friend gatherings. A pleasant covered veranda completes this space, ideal for al fresco dining in the region's sunny climate.

Also on this floor is the first suite, equipped with a built-in closet and a private bathroom. Direct access to the terrace and views over the pool provide a sense of well-being and serenity.

Second floor:

Discover a magnificent 53 m<sup>2</sup> suite with a large bathroom equipped with a bathtub and shower, as well as an excellent walk-in closet. This suite opens onto a 65 m<sup>2</sup> terrace with panoramic views - a true outdoor haven.

Two other beautiful suites, with built-in closets and en-suite bathrooms, also offer direct access to a balcony overlooking the pool, guaranteeing comfort and privacy.

The villa is equipped with top-of-the-range air conditioning, installed in 2025, in all suites, ensuring maximum thermal comfort.

Basement: Fully utilized, the basement offers additional spaces such as an office, workshop, garage and two covered boxes.

Property features:

- High-end air conditioning (installed in 2025)
- Pellet stove in the living room
- 8 solar panels and 1 battery
- Solar panel for water heating
- Energy certification: A

Outside:

- 8x5 m swimming pool
- Covered porch with relaxing view over the garden and pool
- Area with barbecue grill
- 1.500 m<sup>2</sup> plot with landscaped garden
- High-quality automatic gate with video intercom
- Large parking area for several vehicles

The excellent sun exposure of this villa guarantees natural light throughout the day, creating a bright and pleasant atmosphere in any season.

Location - Monte Canelas, Mexilhoeira Grande:

One of the most sought-after areas of Mexilhoeira Grande, this property combines privacy, tranquillity and proximity to essential services.

-Beaches: just 15 minutes from Portimão's most iconic beaches, such as Praia da Rocha.

-Portimão center: 10 minutes away, with shops, restaurants and all amenities

-Surrounding nature: trails, diverse fauna and flora, ideal for nature lovers

-Golf and outdoor activities: close to the Alvor and Penina golf courses; water sports, boat and bike rides

-Airports: 50 minutes from Faro International Airport (Gago Coutinho) and 2h30 from Humberto Delgado Airport, Lisbon.

Live in perfect harmony with nature with breathtaking views over the Algarve hills. Don't miss out on this unique opportunity. Book your visit now!

## Related Properties



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### ZENITH Residences

Ref: 86187321

€251.000



Faro > Portimão > Alvor

### Converted T2 last floor apartment - Alvor, Portimão

Ref: 86815443

€305.000



Faro > Portimão > Portimão

### Pastry shop and pizza restaurant, terrace, beach parking 300 m

Ref: 85506714

€320.000



Faro > Portimão > Portimão

### Portimão (center) House T3+1

Ref: 86654812

€350.000

## Real Estate Solutions

This brochure was prepared by RealKasa® for property presentation.

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