

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.

Stunning Large Townhouse in the Heart of Olhão

Ref: 86652828 | Faro > Olhão > Olhão



€990.000

Business type	Sale	Property type	House
Bedrooms	4	Bathrooms	2
Area	174 m2		

Description

This expansive townhouse, located in the vibrant historic district of downtown Olhão, has been meticulously refurbished to the highest standards. Featuring top-quality materials, it beautifully preserves the original charm of the property, showcasing stylish details such as high ceilings and carefully restored or reproduced antique tiles.

The property offers versatile living options: it can serve as a spacious family home with four bedrooms, two living rooms, two kitchens, and two bathrooms, or it can be divided into two separate two-bedroom apartments, each with its own living room, kitchen, bathroom, and two double bedrooms. The townhouse boasts two separate entrances and a third leading to a larger-than-average roof terrace with a charming watchtower (Mirador). From this vantage point, enjoy breathtaking views over the rooftops to the nearby ocean.

Bathed in natural light from large double-glazed windows and adorned with soaring ceilings, this home is both airy and inviting. It can be utilized as a large family residence or as an investment property. The current owners have successfully used it for tourist rentals, generating substantial annual income and receiving high ratings from clients online, a profitable opportunity that can be continued by the new owner.

Strategically located within walking distance of the fresh produce market, popular bars, and top-notch restaurants known for their seafood, as well as the ferry service to the islands of Armona, Culatra, and Farol—each island features kilometers of golden sandy beaches, lively bars, and exquisite dining options. The train station is also easily accessible, and the airport is just a twenty-minute drive away, with convenient access to all major roadways.

Recent Upgrades:

The building has undergone extensive rehabilitation, with significant improvements to technical systems and materials, enhancing overall energy performance and offering thermal and acoustic comfort.

Windows: All windows have been replaced with high-performance thermal frames, custom-made by Mestre Raposa. Most frames are solid wood, complemented by a PVC sliding door on the upper floor. The frames incorporate SALAMANDER Brüggmann profiles (originating from Germany) with low-emissivity (Low-E) double glazing, providing:

Reduced thermal transmittance (Uw)

Excellent airtightness

Controlled solar gain in summer and minimized heat loss in winter

Noteworthy acoustic insulation

Exterior Walls: The traditional thick stone masonry walls, typical of the 1920s original construction, offer:

High thermal inertia to stabilize interior temperatures

Mitigation of daytime and nighttime thermal peaks

Natural acoustic insulation

Reduced energy needs for air conditioning

The original tiles from the exterior walls were removed and reinstalled after the application of insulation.

Ground Floor and Wet Areas: Schlüter®-KERDI-BOARD panels, consisting of an extruded polystyrene (XPS) core, were integrated to serve as a robust support for coverings, thermal insulation, and vapor barrier. Key features include:

Thermal conductivity (λ): 0.035 W/mK (DIN EN 12667), classifying the material as high-performance insulating.

Vapor barrier function, which limits moisture and heat transfer.

Complete impermeability to water, preventing infiltration and material degradation.

Dimensional stability, ensuring continuity of the building envelope.

The installation of these panels significantly enhances the hydrothermal performance of interior walls, particularly in damp areas, contributing to building durability and thermal comfort.

Terraces and Outdoor Areas: All terraces and accessible outdoor spaces are finished with traditional Santa Catarina tiles, installed over an appropriate waterproofing system. This covering provides:

High thermal inertia for the horizontal envelope

Reduced excessive heat gain

Improved passive thermal performance in a Mediterranean climate

Climate Control: The building is equipped with reversible air conditioning units (air-to-air heat pumps) in all bedrooms and living/kitchen areas, offering:

Efficient heating in winter

Cooling during summer

High seasonal efficiency

Lower primary energy consumption associated with air conditioning

Hot Water: A solar thermal system, with panels installed on the roof and a designated storage system, ensures hot water availability.

The masonry, stonework, and structural elements have been carefully preserved and restored, maintaining the building's original thermal mass. The exterior ceramic cladding was restored and reinstalled in 2020, ensuring the building envelope's protection.

The interior features handcrafted hydraulic tiles, a durable material known for its excellent thermal accumulation capacity and contribution to interior thermal stability.

Summary: This property seamlessly integrates thick stone walls, Schlüter®-KERDI-BOARD insulating panels ($\lambda = 0.035$ W/mK), high-performance window frames, efficient air conditioning systems, and solar energy for hot water production.

Related Properties



Faro > Olhão > Quelfes

Exclusive T1 Apartment - Aldeamento Marim

Ref: 87087958

€260.000

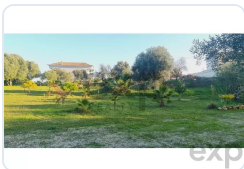


Faro > Olhão > Olhão

2 Bedroom Apartment in Olhão with Balcony and Covered Terrace | Prime Location

Ref: 86879591

€285.000



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Buildable land with a ruin and an approved project

Ref: 85507017

€320.000



Faro > Olhão > Olhão

Three-bedroom flat in the centre of Olhão.

Ref: 86916457

€325.000

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