

EXCLUSIVE LISTING

Exquisite 4-Bedroom Villa with Pool

Almancil · Golden Triangle · Reference 237

€1,560,000

iRG PROPERTY

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OVERVIEW

This impressive four-bedroom villa combines contemporary architecture with carefully considered interiors and a high level of finish throughout. Built in 2024, the property is located in a convenient central position in Almancil, within easy reach of Quinta do Lago, Vale do Lobo and the region's renowned golf courses.

4	3	287m²	445m²	A
BEDROOMS	BATHROOMS	GROSS AREA	PLOT	ENERGY

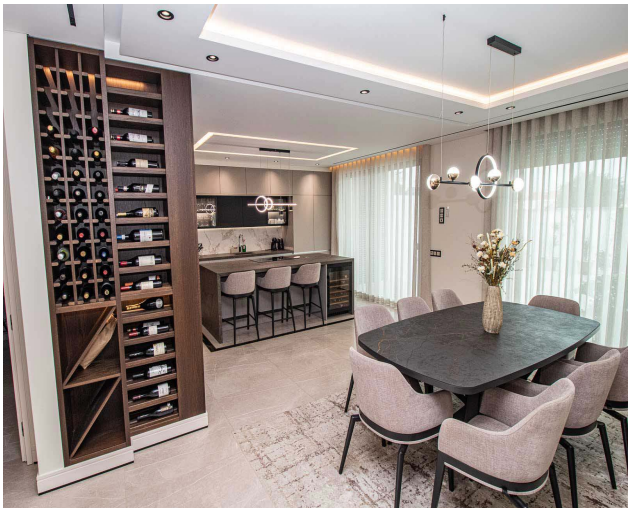
The entrance hall immediately sets the tone, with a striking double-height space, solid wood entrance door, ceramic mosaic flooring and a distinctive suspended wooden staircase. From here, the villa opens into a generous open-plan living area, incorporating a bespoke kitchen, dining area and comfortable living space, with large openings connecting directly to the outdoor terraces.

The ground floor also includes a spacious bedroom, guest bathroom and separate laundry room with direct access to the garage. Upstairs, the principal suite features a walk-in wardrobe and large bathroom, while two further bedrooms each have access to their own private terrace.

Outside, the south-facing infinity pool forms the centrepiece of the property, with extensive terracing, a covered outdoor dining area and BBQ space. Underfloor heating, air conditioning, solar technology and an A-rated energy certificate add to the comfort and efficiency of the home.



THE SETTING





Located in central Almancil, the villa provides convenient access to the surrounding Golden Triangle while remaining close to the town's everyday amenities.

Quinta do Lago and Vale do Lobo are just a short drive away, with their beaches, golf courses, restaurants and leisure facilities easily accessible. Faro International Airport is also approximately 20 minutes from the property.

ALGARVE LIVING IN STYLE

The combination of contemporary interiors, private outdoor space and a south-facing infinity pool creates a comfortable setting for enjoying the Algarve throughout the year.



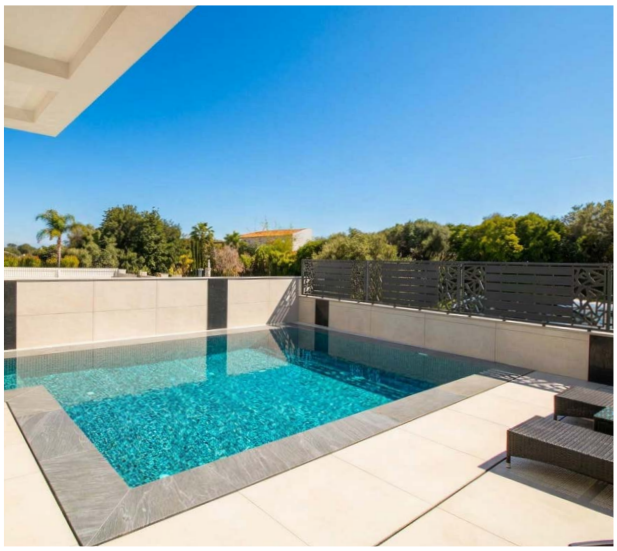
POOL & OUTDOOR LIVING



Outdoor living is centred around the south-facing infinity pool, positioned at the front of the property with generous terracing for sun loungers and relaxation both around the pool and the rear of the property.

The main living areas open directly onto a spacious patio, including a 26m² covered terrace with an outdoor dining and BBQ area. The additional terraced space provides flexibility for entertaining, dining and everyday family use.





INTERIOR LAYOUT

The main living level has been designed around an open-plan arrangement, with the kitchen, dining and lounge areas flowing together around the central entrance hall. Bespoke finishes, integrated lighting and large windows create a bright and contemporary interior.

The ground floor also provides a bedroom with fitted wardrobes, guest bathroom and laundry room, while the upper floor is dedicated to the principal suite and two further bedrooms, each with access to a private terrace.





BEDROOMS & BATHROOMS

Master Suite A spacious principal bedroom with fitted floor-to-ceiling wardrobes, walk-in dressing area and a generous bathroom with freestanding bath, separate shower and twin vanities.
Bedrooms 2 & 3 Two further bedrooms, each with fitted wardrobes, feature TV walls and access to private terraces.
Ground Floor Bedroom A spacious double bedroom with fitted wardrobes, positioned alongside the ground-floor guest bathroom.



FEATURES & SPECIFICATION

- Four bedroom modern villa
- Three bathrooms
- Private infinity swimming pool
- Underfloor heating in all ensuites
- South facing
- Bespoke interiors
- Underfloor heating
- Air conditioning throughout
- Fully equipped kitchen
- Fitted wardrobes
- Electric shutters
- Double glazing
- Photovoltaic solar system
- Electric gates / garage door
- Laundry / utility room
- Energy Certificate “A”

LOCATION

The property is positioned in central Almancil, providing convenient access to the Algarve’s Golden Triangle.

Quinta do Lago and Vale do Lobo are within a short drive, while Almancil offers a wide range of restaurants, shops and everyday amenities. The region’s beaches, golf courses, international schools and leisure facilities are all readily accessible.

For buyers looking for a contemporary villa with high-quality interiors close to the Golden Triangle, the location offers a practical combination of convenience and proximity to the coast.

Quinta do Lago / Vale do Lobo	**7 min**
Beach (Praia de Ancão)	**10 min**
Faro Airport	**20 min**
Almancil center	**2 min**
International schools	**5 min**

OWNERSHIP COSTS

Estimated Annual Running Costs

Villa · Almancil ·Ref 237 · €1,560,000

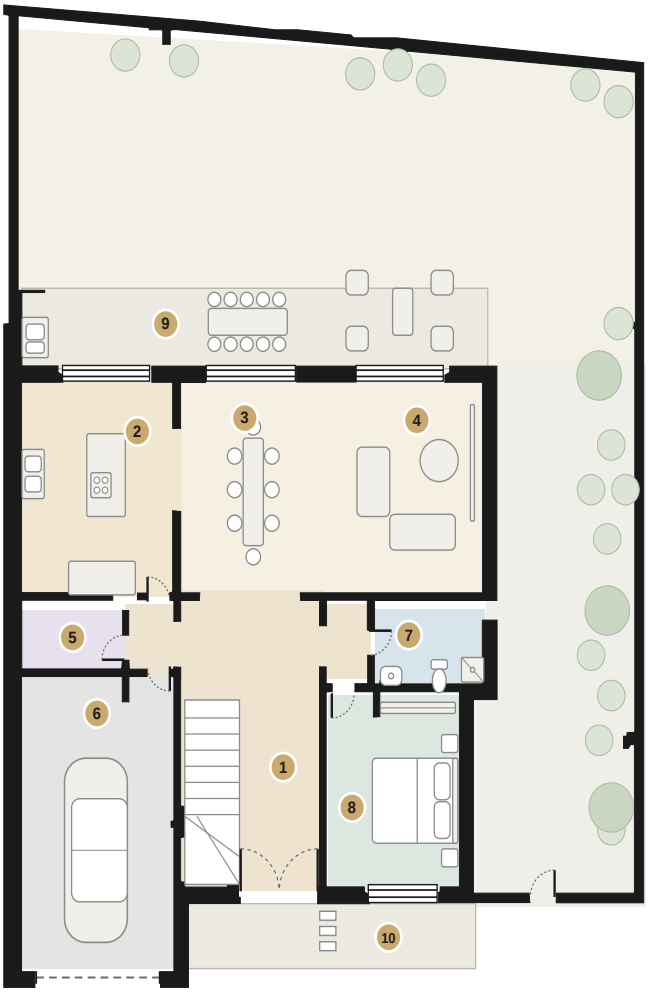
The estimates below are indicative figures based on comparable properties in the Almancil / Golden Triangle area. Actual costs will vary depending on occupancy, usage patterns and service providers chosen. IMI is calculated on the official taxable value (VPT), which is typically significantly lower than 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.

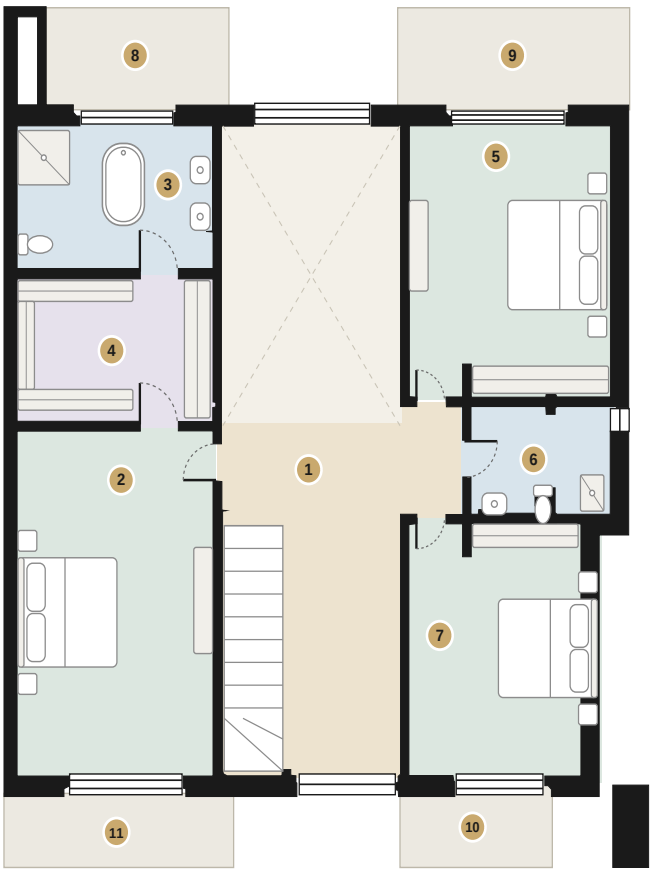
Floor Plans

Ground Floor



Living Hall Bedroom Bathroom
Storage Garage Terraces Garden

First Floor



Hall Bedrooms Bathrooms
Dressing room Terraces

	ROOM	AREA
1	Hall	29.70 m²
2	Kitchen	20.00 m²
3	Dining Room	18.20 m²
4	Lounge	21.30 m²
5	Storage	4.40 m²
6	Garage	27.90 m²
7	Bathroom	5.70 m²
8	Bedroom	16.20 m²
9	Covered Terrace	18.30 m²
10	Covered Terrace	11.00 m²
	Total Internal Area	143.40 m²

	ROOM	AREA
1	Hall	10.80 m²
2	Master Bedroom	25.40 m²
3	Ensuite	10.60 m²
4	Dressing Room	10.60 m²
5	Bedroom 2	20.40 m²
6	Bathroom	5.70 m²
7	Bedroom 3	16.20 m²
8	Covered Terrace	9.10 m²
9	Covered Terrace	11.70 m²
10	Covered Terrace	5.70 m²
11	Terrace	9.40 m²
	Total Internal Area	99.70 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.