

# Modern Algarve Townhouse in the Heart of Vilamoura

Vilamoura, Algarve, Portugal

PRIVATE  
LUXURY COLLECTION

REAL ESTATE





# Modern Algarve Townhouse in the Heart of Vilamoura

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**Price: € 637,500**

Nestled in a quiet part of Vilamoura yet close to the marina, beaches, and local amenities, this contemporary four-storey townhouse blends functional design with Mediterranean charm. Light-filled living areas flow seamlessly to a private terrace and outdoor kitchen, creating the perfect space for relaxed entertaining or quiet family living. With flexible layouts over four levels — including attic and basement — this home adapts effortlessly to a modern lifestyle.

## Key Details:

- 4-storey townhouse in Vilamoura
- 3 bedrooms + attic, 3 bathrooms
- 158.7 m<sup>2</sup> constructed area; 105 m<sup>2</sup> outdoor terrace & garden
- Private garage + front parking

## Key Features:

- Bright, open-plan living/dining area with floor-to-ceiling windows
- Flexible kitchen with sliding pocket doors for open or closed layout
- Private terrace with outdoor kitchen and BBQ
- Attic bedroom and basement for guests, office, or extra storage
- Secure electric garage and low-traffic street setting
- High-quality finishes: double glazing, electric shutters, fitted wardrobes



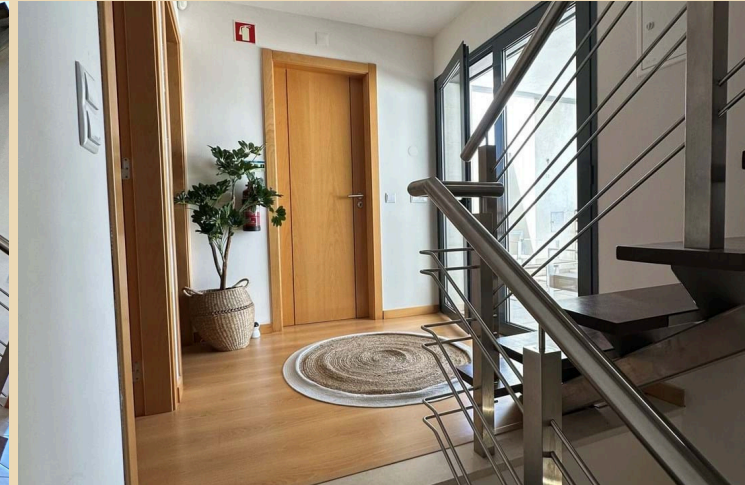
# Property Details- Main

## House

- Four floors: ground + first + attic + basement/garage
- Ground-floor bedroom with shower; first-floor bedrooms with en-suite and main bath; attic bedroom with WC
- Open-plan living and dining with seamless outdoor access
- Flexible basement space for storage, games, or office

## Outdoor Living

- Private terrace and garden area accessible from living/dining room, flowing naturally from indoor space
- Outdoor kitchen with BBQ, storage and dining space — perfect for Mediterranean al-fresco lifestyle
- Balcony / Juliet balconies on first-floor bedrooms — allow airflow, light and views over the street
- Quiet, private condominium setting — peace and security in a low-traffic street.





# Land & Utilities

## Plot:

Plot and private outside area measuring 105 m<sup>2</sup>.



## Utilities & Infrastructure:

- Equipped with mains water and main drainage.
- Property includes electric garage gate, double glazing, electric shutters.
- Basement/garage benefits from electric car-charging wiring — ready for modern mobility.



## Presentation & Finish:

- Contemporary Style: Clean lines, neutral palette, and modern finishes throughout
- High-Quality Materials: Premium flooring, doors, and fixtures
- Windows & Shutters: Double-glazed windows with electric shutters
- Kitchens & Bathrooms: Fully fitted kitchen, sleek bathroom finishes, modern appliances
- Lighting & Ambience: Recessed and ambient lighting enhances natural light
- Attention to Detail: Fitted wardrobes, smart storage, and functional layouts







# Location

## Distances:

- Short walk to supermarkets, cafés, and local shops
- Beaches within ~20 minutes on foot
- Vilamoura marina ~25 minutes' walk

## Nearby Education:

- Vilamoura International School
- Colégio Internacional de Vilamoura
- Aspire International (Almancil)
- Nobel Algarve (Lagoa & Almancil)
- Bright International School (Loulé)
- Several Portuguese public schools in Loulé, Quarteira & Almancil

## Accessibility:

Well-connected to surrounding towns; quiet street ensures privacy while maintaining easy access to Vilamoura's attractions.





# Frequently Asked Questions

## **Is the property move-in ready?**

Yes – the villa is fully move-in ready, presented in pristine condition and furnished with bespoke, high-quality pieces. Every space has been meticulously maintained, allowing you to enjoy the home immediately while still offering scope to personalise if desired.

## **Can I rent the property out?**

Absolutely – this modern Vilamoura townhouse offers strong rental potential thanks to its central location near the marina, beaches, and local amenities, combined with its stylish interior, private terrace, and outdoor kitchen. It would perform well as a high-end holiday rental or an exclusive long-term residence for tenants seeking comfort, privacy, and a vibrant Algarve lifestyle.

## **What are the purchase costs?**

Buyers should budget for purchase taxes, notary fees, and registration costs - typically 6-8% of sale price. We recommend using a local solicitor.

## **Is this eligible for Golden Visa or D7 residency?**

Golden Visa rules no longer apply to residential properties in the area but the property can support D7 or digital nomad residency.

## **Is it legally compliant?**

Yes - clean title, valid habitation licence, all utilities connected.



# Property Details

**Annual Rates**

€ 697,60

**Tenture**

Freehold

**Services**

The property benefits from mains water and sewage

**Energy Certificate**

**Rating** A

**Expiry** April 2033



# A newly renovated villa with panoramic views

Vale Judeu, Algarve, Portugal

**Guide Price € 637,500**



## Enquire



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## More Information



**View Digital Brochure**



**Property Search**

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**Viewing strictly by appointment**

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