



# Exceptional Marina-Front Apartment

Vilamoura, Algarve, Portugal

PRIVATE  
LUXURY COLLECTION  
REAL ESTATE



# Exceptional Marina-Front Apartment

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**Price: €895,000**

"Positioned in the heart of Vilamoura marina, this stunning first-floor apartment offers panoramic marina views, light-filled living spaces, and access to premium condominium facilities. With 2 + 1 bedrooms, elegant finishes, and a sought-after location, it combines a fantastic lifestyle with strong rental and investment potential."

## Key Details:

- Location: Vilamoura, Algarve
- Build Area: 133.2 m<sup>2</sup> (112 m<sup>2</sup> usable)
- Price: €895,000
- Status: Ready to move in

## Key Features:

- Panoramic marina and sea views from living areas and bedrooms
- Semi open-plan living, dining and kitchen space
- Two ensuite bedrooms plus one versatile room (currently third bedroom)
- Direct lift access from private underground garage
- Access to landscaped communal gardens, adult and children's pool
- Prime location: walk to restaurants, bars, shops, and beaches
- Strong short- and long-term rental potential





# Property Details- Main

## Main Residence

- 2 large bedrooms, both en-suite
- Third flexible bedroom / office
- South-east facing living and dining areas with natural light
- Contemporary kitchen with premium appliances
- Quality finishes and built-in wardrobes

## Condominium Facilities

- Landscaped communal gardens
- Adult and children's pool
- Changing rooms
- Underground parking with lift access

## Outdoor Living

- Balcony with direct marina views
- Access to all communal outdoor areas





# Land & Utilities

## Land:

Situated on one of the most iconic waterfront plots in Vilamoura Marina, offering a front-line position and noteworthy scarcity of comparable opportunities.



## Utilities & Infrastructure:

- Electricity: mains
- Water: mains supply
- Internet: fibre optic available
- Air conditioning throughout



## Condition:

Original, well-maintained, and full of character, ready to personalise.







# Location

## Distances:

- Marina promenade, cafés, restaurants: 1–2 minutes' walk
- Vilamoura beaches: 5–10 minutes
- Faro International Airport: 25 minutes
- Loulé town centre: 15 minutes
- Lisbon: 2 hours

## Nearby Education:

- Nobel Algarve (Almancil)
- Aspire International
- Vilamoura International School
- Bright International (Loulé)
- ISSL (São Lourenço)
- Local Portuguese schools in Quarteira, Almancil Loulé

## Accessibility:

The apartment is directly connected to the marina promenade, providing effortless year-round access to restaurants, cafés, shops, and beaches. Despite being in the heart of Vilamoura marina, the property enjoys a quiet, elevated position within the condominium, ensuring privacy and tranquillity while remaining just steps from the vibrant waterfront.





# Frequently Asked Questions

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

Yes – the property remains in its original condition, beautifully maintained and full of character, offering an excellent opportunity to personalise or modernise to your own taste.

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

Absolutely – the property has previously been rented for holiday lets, as its prime location is highly sought after by visitors. It would also make an excellent long-term rental option for those seeking a premium residence in a prestigious area.

## **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 Vilamoura 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

<div><div>Annual Rates</div><div>€506,49</div><div>Annual Condominium Fee:</div><div>€2793</div><div>Tenture</div><div>Freehold</div></div>		<div><div>Services</div><div>The property benefits from both a mains water and sewage.</div></div>	<div><div>Energy Certificate</div><div>Rating D</div><div>Expiry July 2028</div></div>
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## Enquire



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## More Information



**View Digital Brochure**



**Property Search**

Published: November 2025

Property Ref: PL/914

**Viewing strictly by appointment**

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