



Private Luxury Collection

# Curso António Martins

Monte Rei, Algarve, Portugal

A contemporary 5-bedroom villa in the Monte Rei area, Vila Nova de Cacela, currently undergoing full renovation with completion scheduled for 2026. Positioned on a 2,200 m<sup>2</sup> plot, the property offers defined sea and countryside views, five en-suite bedrooms, open-plan living, and an infinity pool. Located 2 km from Monte Rei Golf and 8 km from the coast, this offering is a limited opportunity within a tightly held segment of the East Algarve market. Further details available on request.

LIVING SPACE 375] M <sup>2</sup>	BEDROOMS 5	PLOT SIZE 2,000 M <sup>2</sup>
BATHROOMS 6	POOL Yes	ENERGY RATING A
PARKING [5+ cars	OUTDOOR SPACE Terrace/Garden]	YEAR BUILT/RENOVATED 2026

#### KEY FEATURES

- Architectural infinity pool overlooking verdant countryside
- Secure double garage and expansive private driveway
- Unfurnished – perfect canvas for bespoke interior styling
- 2 km from the Prestigious Monte Rei Golf



## Interior Excellence

The internal layout is structured for clarity and flow.

The ground floor centres on an open-plan living and dining space with direct pool access, supported by a modern kitchen and two en-suite bedrooms.

Circulation between spaces is efficient, with large-format glazing bringing consistent natural light.

Materials and finishes are being fully upgraded as part of the renovation.



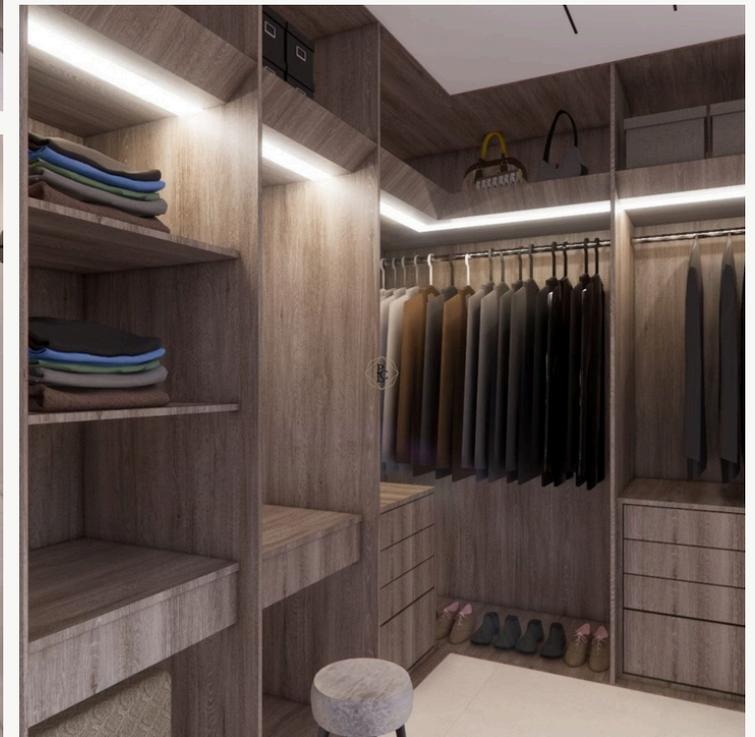
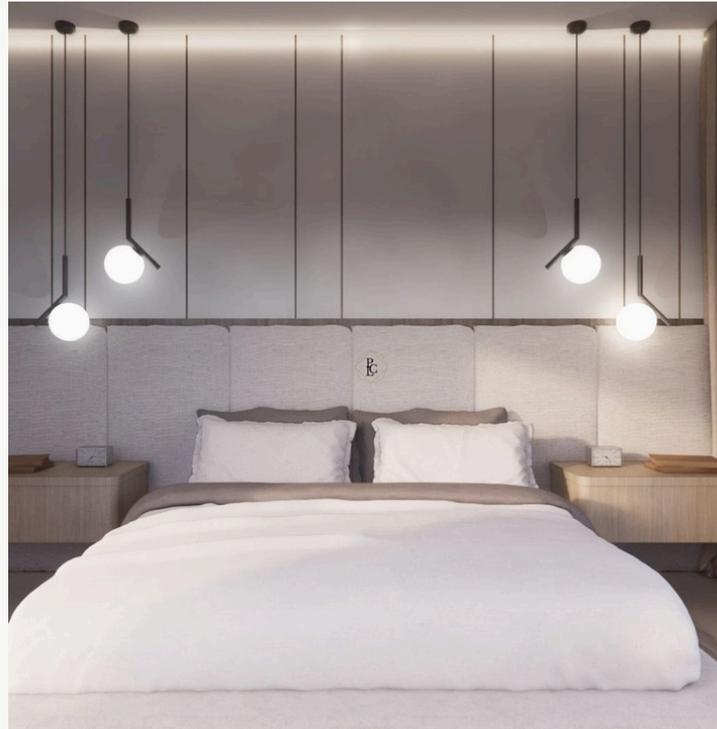
# Luxurious Bedrooms & Suites

All five bedrooms are en-suite with fitted storage and updated joinery.

The master suite is positioned on the first floor with a walk-in wardrobe, private terrace, and extended views.

Bathrooms are designed with walk-in showers, with the master including a freestanding bath aligned to the outlook.

Layout prioritises privacy between rooms.





## Design Narrative

The renovation focuses on full system replacement and clean architectural lines.

Aluminium-framed windows, updated mechanical systems, and a contemporary kitchen specification bring the property in line with current build standards.

The design intent is functional—low maintenance, efficient, and aligned with year-round use.



# Living Spaces

Primary living areas connect directly to the exterior terrace and pool.

The open-plan configuration allows for flexible use without wasted space. Ceiling heights and glazing create continuity between indoor and outdoor zones, supporting both day-to-day use and larger occupancy without compromise.







## Outdoor Living

The infinity pool is positioned to maximise views across countryside to the sea.

External areas are designed for usability rather than excess, with defined terraces and manageable landscaping.

The plot size allows for privacy without ongoing maintenance burden.

# Location

DISTANCES (approximate):

Manta Rota: 9 km

Beach: 8 km

Monte Rei Golf Course: 2 km

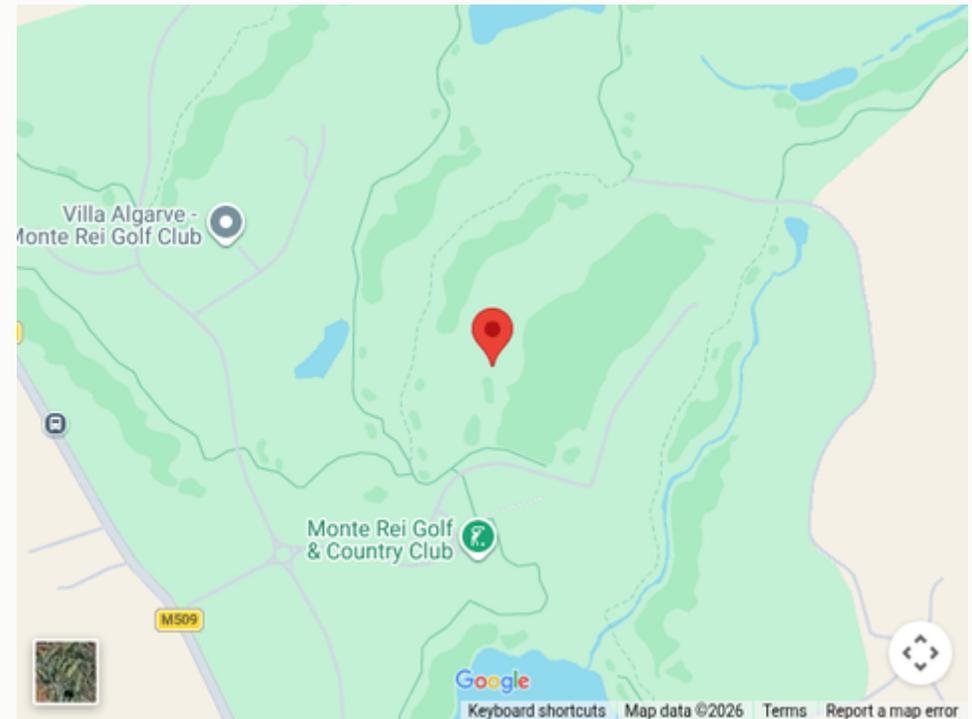
Faro Airport: 65 km

Spanish Border: 19 km

Restaurants/Shopping: 2 km

Accessibility:

Located on Corso António Martins, 2 km from Monte Rei Golf and 8 km from Altura Beach. Tavira, Vila Real de Santo António, and the Spanish border are within short driving distance. Faro Airport is accessible via the A22, supporting year-round connectivity.



# Property Details

## MAIN RESIDENCE

PLOT SIZE: 2,200 M<sup>2</sup>

BUILT AREA: 375 M<sup>2</sup>

TERRACES: 55 M<sup>2</sup>

BEDROOMS: 5 (5 ENSUITE)

BATHROOMS: 5 + 1 GUEST WC

LIVING AREAS: OPEN-PLAN LIVING/DINING,  
LOUNGE.

KITCHEN: FULLY FITTED, INTEGRATED APPLIANCES

STORAGE: STORAGE AREAS

ENERGY CERTIFICATE: A (ANTICIPATED RATING)

IMI (ANNUAL RATES): €938

TENURE: FREEHOLD

SERVICES: MUNICIPAL

## CLIMATE CONTROL

- AIR CONDITIONING THROUGHOUT

-UNDERFLOOR HEATING

## OUTDOOR

-INFINITY SWIMMING POOL (UNHEATED)

-OUTDOOR KITCHEN/ BBQ

-COVERED TERRACES (INCLUDING 35 M<sup>2</sup> MASTER  
TERRACE)

-LANDSCAPED PLOT (2,200 M<sup>2</sup>)

-IRRIGATION SYSTEM

## PARKING & STORAGE

-DOUBLE GARAGE (2 CARS)

-PRIVATE DRIVEWAY (MULTIPLE VEHICLES)

-ADDITIONAL STORAGE/UTILITY SPACE (TOP  
FLOOR TECHNICAL AREA)

## INFRASTRUCTURE

-MAINS WATER AND SEWAGE

-ELECTRIC GATED ENTRANCE

-SECURITY SYSTEM (NOT SPECIFIED)

-SOLAR PANELS/PRE-INSTALLATION

# Income & Growth Potential

Based on 2025 market rates for similar properties:

Low Season (Nov-Mar): €3,500 – €4,500 per week

Mid Season (Apr-Jun, Sept-Oct): €5,500 – €7,000 per week

High Season (Jul-Aug): €9,000 – €12,000 per week

Estimated Annual Gross Income: €160,000 – €240,000

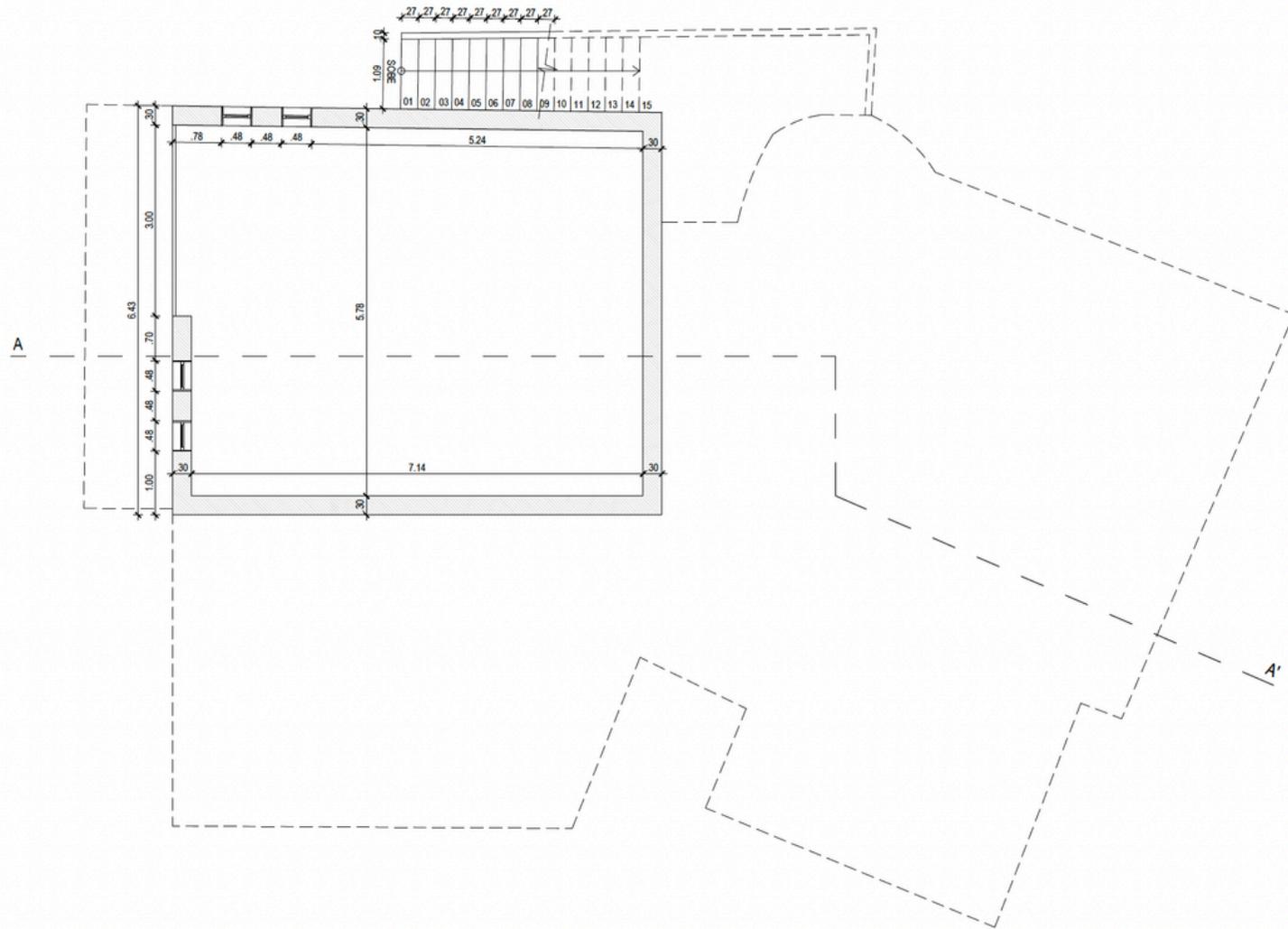
(Based on 55–65% occupancy)





# Floor Plans

## Basement



PLANTA BAIXA CAVE\_EXISTENTE  
ESC.: 1/75

## Enquire



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## More Information



View Digital Brochure



Property Search

PRICE: €X,XXX,XXX

PROPERTY REFERENCE: PL/1024

ENERGY CERTIFICATE: A (ANTICIPATED)

VIEWING STRICTLY BY APPOINTMENT