



Private Luxury Collection



oAlento

Tavira, Algarve, Portugal

A private 2.7-hectare estate in Santa Estevão, Tavira, with an existing residence and approved expansion up to 2000m².

The property combines established infrastructure—pool, tennis court, boreholes, and energy systems—with clear development potential for either a primary residence or hospitality concept.

Layout includes three ground-floor bedrooms, mezzanine level with additional sleeping capacity, and a separate annexe with two bedrooms.

The land is fully enclosed, elevated, and positioned for privacy while maintaining proximity to Tavira and the coastline.

LIVING SPACE
2,000 M²

BEDROOMS
8

PLOT SIZE
2.7 HA

BATHROOMS
7

POOL
YES

ENERGY RATING
A

PARKING
5 cars

OUTDOOR SPACE
Terrace/Garden/
Annex

YEAR BUILT/RENOVATED
2026



Interior Excellence

The residence is centred around a courtyard, providing clear structure and natural light throughout.

High ceilings, polished concrete floors, and full-height glazing define the main living areas.

Open-plan living and dining spaces connect directly to the exterior, supporting seamless indoor-outdoor use.

A mezzanine, reached via a bespoke spiral staircase, adds a secondary lounge and workspace while maintaining the flow of the primary areas.



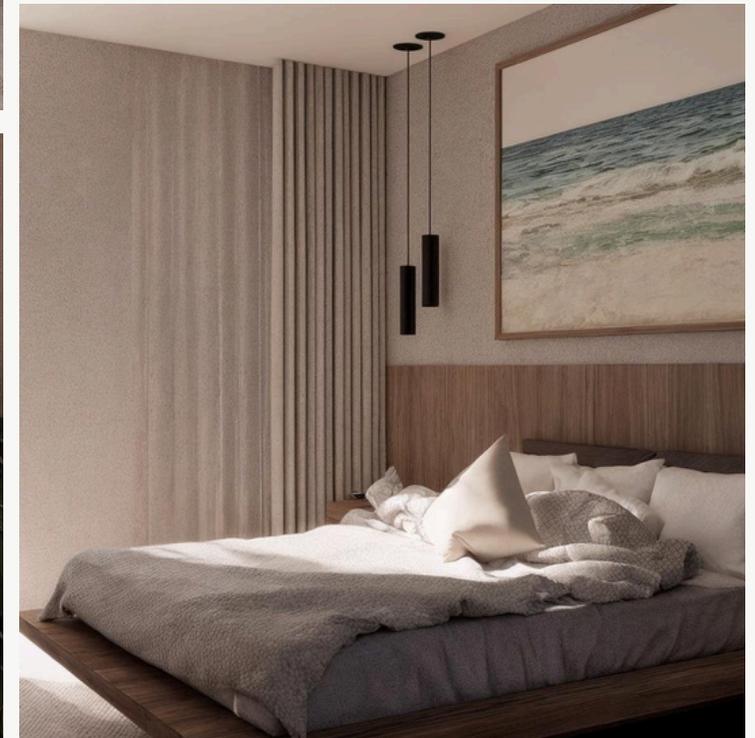
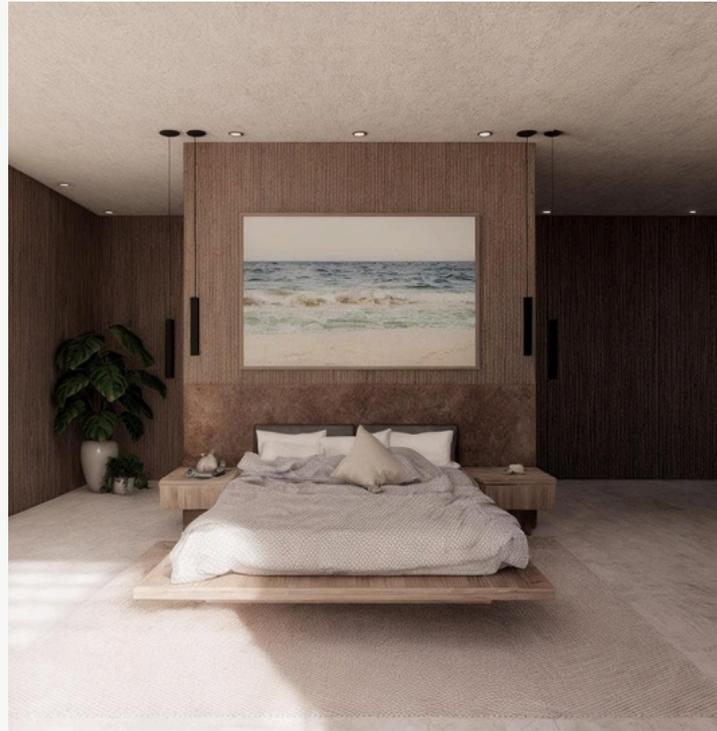
Luxurious Bedrooms & Suites

Accommodation spans the main house and a separate annexe for privacy and flexibility.

The ground floor offers three bedrooms, including a master suite with private bathroom and dressing area, while two further bedrooms share a bathroom.

The mezzanine adds an extra sleeping area with built-in beds.

The annexe provides two independent bedrooms, suitable for guests or separate occupancy without affecting the main residence.







Outdoor Living

The estate occupies 2.7 hectares of fully fenced land with gently elevated positioning and distant sea views. Landscaped gardens feature established olive, lemon, apricot, and avocado trees, complemented by defined entertaining zones including a heated infinity pool, tennis court, and covered outdoor kitchen. The property integrates functional infrastructure with aesthetic design, offering spaces for leisure, exercise, and outdoor dining while maintaining privacy and operational flexibility.



Location

DISTANCES (approximate):

Tavira: 10 km

Beach: 12 km

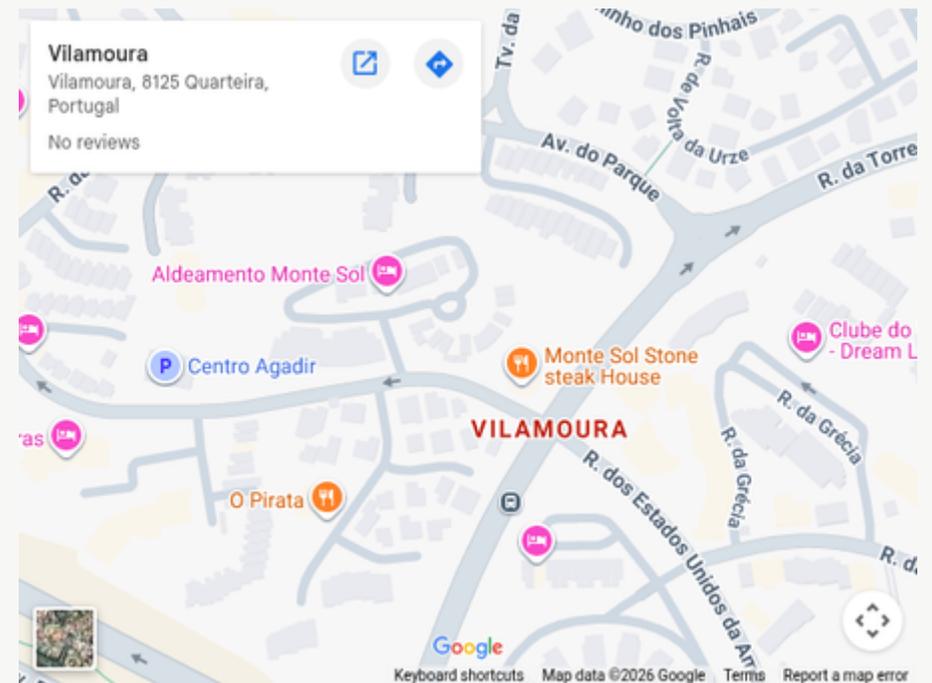
Golf Courses: 15 km

Faro Airport: 35 km

Restaurants/Shopping: 1 km

Accessibility:

Santa Estevão offers a tranquil rural setting with low-density development yet remains within 10 minutes of Tavira, 12 minutes from the coast, and 15 minutes from nearby golf courses. Regional roads provide direct access to the EN125 and A22 motorway, while Faro Airport is approximately 35 km away. Essential services, restaurants, and shopping are readily accessible, and the private gated entrance ensures secure, controlled access without compromising connectivity to the surrounding Algarve infrastructure.



Property Details

MAIN RESIDENCE

PLOT SIZE: 2.7 HA

BUILT AREA: 2000 M²

TERRACES: 110 M²

BEDROOMS: 8 (4 ENSUITE)

BATHROOMS: 2 + 2 GUEST WC

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

KITCHEN: FULLY FITTED, INTEGRATED APPLIANCES.

STORAGE: BASEMENT

ENERGY CERTIFICATE: A (ANTICIPATED)

IMI (ANNUAL RATES): €1013

TENURE: FREEHOLD

SERVICES: PRIVATE

CLIMATE CONTROL

- AIR CONDITIONING THROUGHOUT
- UNDERFLOOR HEATING
- FIREPLACE

OUTDOOR

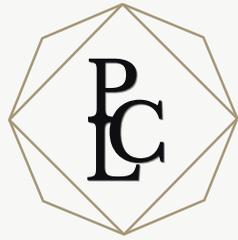
- SWIMMING POOL (HEATED)
- OUTDOOR KITCHEN BBQ
- COVERED TERRACES (110 M²)
- GARDENS (MATURE/LANDSCAPED)
- IRRIGATION SYSTEM

PARKING & STORAGE

- DRIVEWAY PARKING (5+ CARS)
- GARAGE
- STORAGE ROOMS

INFRASTRUCTURE

- 2 BOREHOLES
- ELECTRIC GATED ENTRANCE
- SECURITY SYSTEM
- FIBRE INTERNET
- SOLAR PANELS



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PRICE: €2,990,000

PROPERTY REFERENCE: PL/1029

ENERGY CERTIFICATE: A (ANTICIPATED)

VIEWING STRICTLY BY APPOINTMENT



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