

NEW CONSTRUCTION

Modern 5-Bedroom Villa with Pool

Almancil · Reference 261

€1,395,000

iRG PROPERTY

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OVERVIEW

This new five-bedroom villa is located in the centre of Almancil, combining contemporary architecture, generous living spaces and a private swimming pool in a convenient residential location close to the Algarve's Golden Triangle.

5	5	311m²	475m²	TBC
BEDROOMS	BATHROOMS	GROSS AREA	PLOT	ENERGY

Designed across two floors, the property features a spacious open-plan living and dining area, with large sliding glass doors opening directly onto the south-facing pool terrace and garden. A modern fitted kitchen with integrated appliances sits alongside the main living space, while a separate utility area provides additional practicality.

The ground floor also includes a bedroom with its own en-suite bathroom, offering flexibility for guests or family members. Upstairs, four further bedrooms include three en-suite bedrooms across the property in total, with the principal suite benefiting from a walk-in wardrobe and direct access to a private terrace.

A skylight brings additional natural light into the interior, while air conditioning, underfloor heating and modern fittings contribute to year-round comfort. The property also includes a private garage and electric entrance gates.

With shops, restaurants, cafés and everyday amenities within walking distance, the villa offers a practical combination of modern living and easy access to Quinta do Lago, Vale do Lobo and the Algarve coastline.



AI Image Illustration

THE SETTING





Located in the centre of Almancil, the villa provides convenient access to local amenities while remaining close to the Algarve's Golden Triangle.

Quinta do Lago and Vale do Lobo are within a short drive, with their beaches, golf courses, restaurants and leisure facilities readily accessible. Faro International Airport is approximately 20 minutes away, while local schools are around five minutes by car.

ALGARVE LIVING IN STYLE

The combination of generous interior space, a private swimming pool and a central location makes this villa well suited to both permanent family living and enjoying the Algarve throughout the year.



AI Image Illustration

POOL & OUTDOOR LIVING



Outdoor living centres around the private swimming pool and south-facing terrace, with dedicated areas for relaxing and enjoying the Algarve sunshine.

Large sliding glass doors connect the main living area directly to the garden, creating a natural flow between the interior and outdoor spaces. The surrounding terrace provides room for sun loungers, outdoor seating and dining, with the garden offering additional private space.

The south-facing orientation makes the most of the available sunshine, while the layout provides a practical setting for everyday outdoor living and entertaining.





INTERIOR LAYOUT

The ground floor is arranged around an open-plan kitchen, dining and living area, designed to maximise natural light and provide direct access to the pool terrace. The fitted kitchen incorporates integrated appliances, while a separate utility area keeps practical household functions away from the main living space.

A skylight introduces additional daylight into the interior, complementing the large glazed openings and contemporary finishes. The ground-floor bedroom and en-suite bathroom provide a flexible option for guests or family members, with the garage completing this level.

The first floor accommodates four further bedrooms, including the principal suite with its walk-in wardrobe and private terrace. The remaining bedrooms provide additional accommodation for family and guests.





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BEDROOMS & BATHROOMS

Master Suite - A spacious first-floor bedroom with a walk in wardrobe and direct terrace access.
Additional En-Suite Bedrooms - Two further bedrooms with their own en-suite bathrooms, providing additional privacy for family members of guests.
Ground Floor Bedroom - A bedroom with an en-suite bathroom, offering a convenient alternative to first floor accomodation.
Additional Bedrooms - Two further first-floor bedrooms served by a large shared family bathroom.



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FEATURES & SPECIFICATION

- Five bedroom semi detached villa
- Five bathrooms
- Private swimming pool
- Underfloor heating throughout
- South facing
- Open plan living and dining area
- Modern fitted kitchen with integrated appliances
- Air conditioning throughout
- Double glazing
- Skylight
- Fitted wardrobes
- Master bedroom with walk in wardrobe
- Utility / laundry room
- Electric entrance gate
- Private garage
- Solar hot water system

LOCATION

The property is positioned in central Almancil, offering easy access to everyday amenities and the wider Golden Triangle.

Shops, supermarkets, cafés, restaurants and a large gym are within walking distance, while schools are approximately five minutes away by car. Quinta do Lago and Vale do Lobo are a short drive away, providing access to the region's beaches, golf courses, restaurants and leisure facilities.

For buyers looking for a new five-bedroom villa with a private pool and convenient access to the Golden Triangle, this location combines practical everyday living with proximity to the coast.

Quinta do Lago / Vale do Lobo	**Short drive**
Beach (Praia de Ancão)	**10 min**
Faro Airport	**Approx. 20 min**
Almancil center	**Walking distance**
International schools	**Approx. 5 min**

OWNERSHIP COSTS

Estimated Annual Running Costs

Villa · Almancil ·Ref 261 · €1,395,000

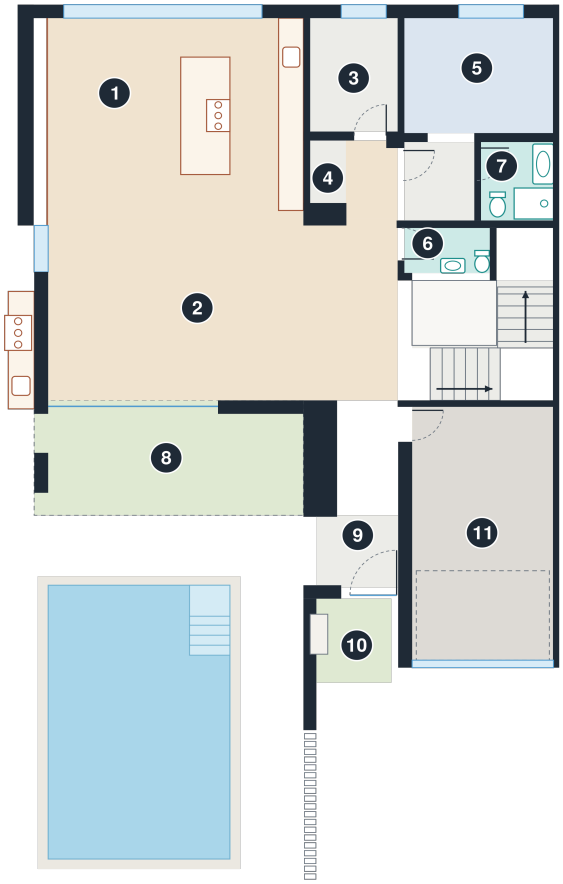
The estimates below are indicative figures based on comparable properties in the Almancil / Golden Triangle area. Actual costs will vary depending on occupancy, usage patterns and service providers chosen. IMI is calculated on the official taxable value (VPT), which is typically significantly lower than 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	**€2,400 – €5,400** per year
Water Mains supply	**€600 – €1,000** per year
Pool & Garden Maintenance Weekly pool care,irrigation,lawn & planting upkeep	**€3,000 – €4,200** per year
Home Insurance Buildings + contents cover for a property of this value	**€1,000 – €1,500** 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	**€9,400 – €16,200 / 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.

FLOORPLANS

Ground Floor



GROUND FLOOR

ROOM SIZES	m²
1 Kitchen	35.20
2 Living Room	38.90
3 Laundry	6.60
4 Hall	4.05
5 Bedroom 1	14.60
6 Bathroom 1	2.90
7 Bathroom 2	3.60
8 Covered Terrace	16.40
9 Entrance Hall	9.20
10 Covered Entrance	4.50
11 Garage	22.20

KEY

- Living & kitchen
- Bedrooms
- Bathrooms
- Halls, laundry & stairs
- Terraces & entrance
- Garage
- Swimming pool
- Wall
- Window / glazing
- Door
- Stairs (arrow = up)
- Kitchen units
- Sanitary fittings

FLOOR PLANS

1st Floor



FIRST FLOOR

ROOM SIZES	m²
12 Bedroom 2	14.30
13 Bedroom 3	11.50
14 Bedroom 4	15.45
15 Bedroom 5	22.20
16 Bathroom 3	3.90
17 Bathroom 4	5.60
18 Bathroom 5	9.90
19 Hall / Dressing Area	9.95
20 Hall	14.50
21 Stairwell	15.75
22 Covered Terrace	13.10
23 Covered Terrace	9.30

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ENQUIRIES

Claudia Sousa
+351 915 600 082
claudia.sousa@irgproperty.com

Stephen Anderson
+351 289 313 325
stephen.anderson@irgproperty.com

+351 289 313 325 · info@irgproperty.com · irgproperty.com · AMI 8687

The particulars contained herein are intended as a general guide only. They are not an offer or contract. All measurements are approximate. Purchasers should make their own enquiries to satisfy themselves on all matters prior to contract.