



Monte Canelas

Exclusive Bespoke Villa in the Algarve:
A Rarity in Premium Living



New approved project development



Monte Canelas is an exclusive bespoke Villa in the Algarve: A Rarity in Premium Living

Immerse yourself in luxury with this unique opportunity in the Algarve, perfectly positioned in a tranquil modern urbanisation between the bustling towns of Portimão and Lagos. Just a 15-minute drive from the pristine beaches, this bespoke villa offers not only a prestigious lifestyle but also privacy and serenity on a spacious 517 m² plot with a 255 m² spacious construction area ready to become your dream home.



Located in the civil parish
of Mexilhoeira Grande

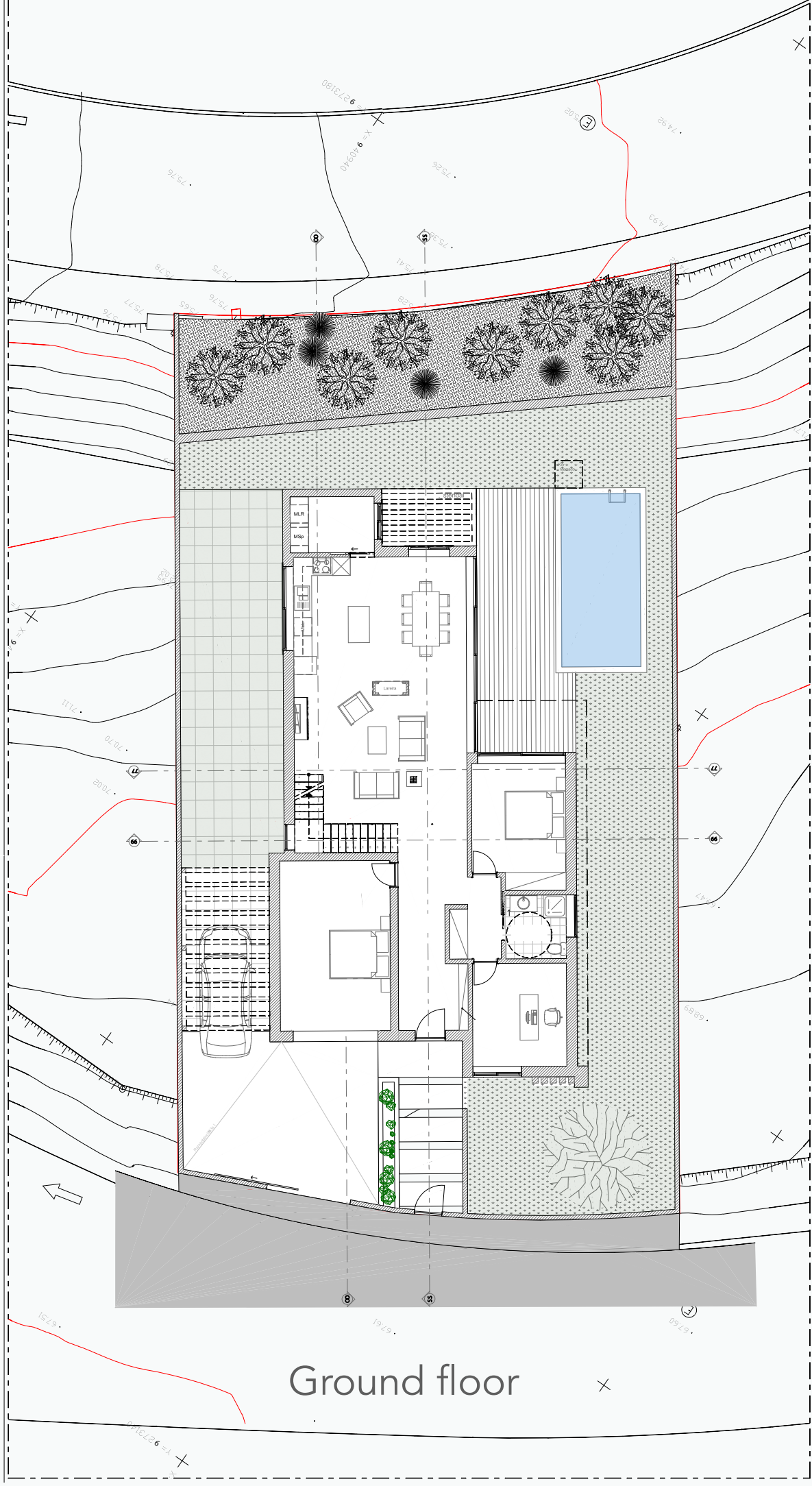
Property Highlights:

- I. **Location Excellence:** Situated in a peaceful neighbourhood with swift access to essential amenities and idyllic beaches.
- II. **Construction Ready:** An approved project and a lined-up contractor ensure a seamless build process, paving the way for timely possession.
- III. **Design and Craftsmanship:** This bespoke villa features four elegant bedrooms and three luxurious bathrooms equipped with walk-in showers, all finished beautifully to create a modern yet comfortable living space.

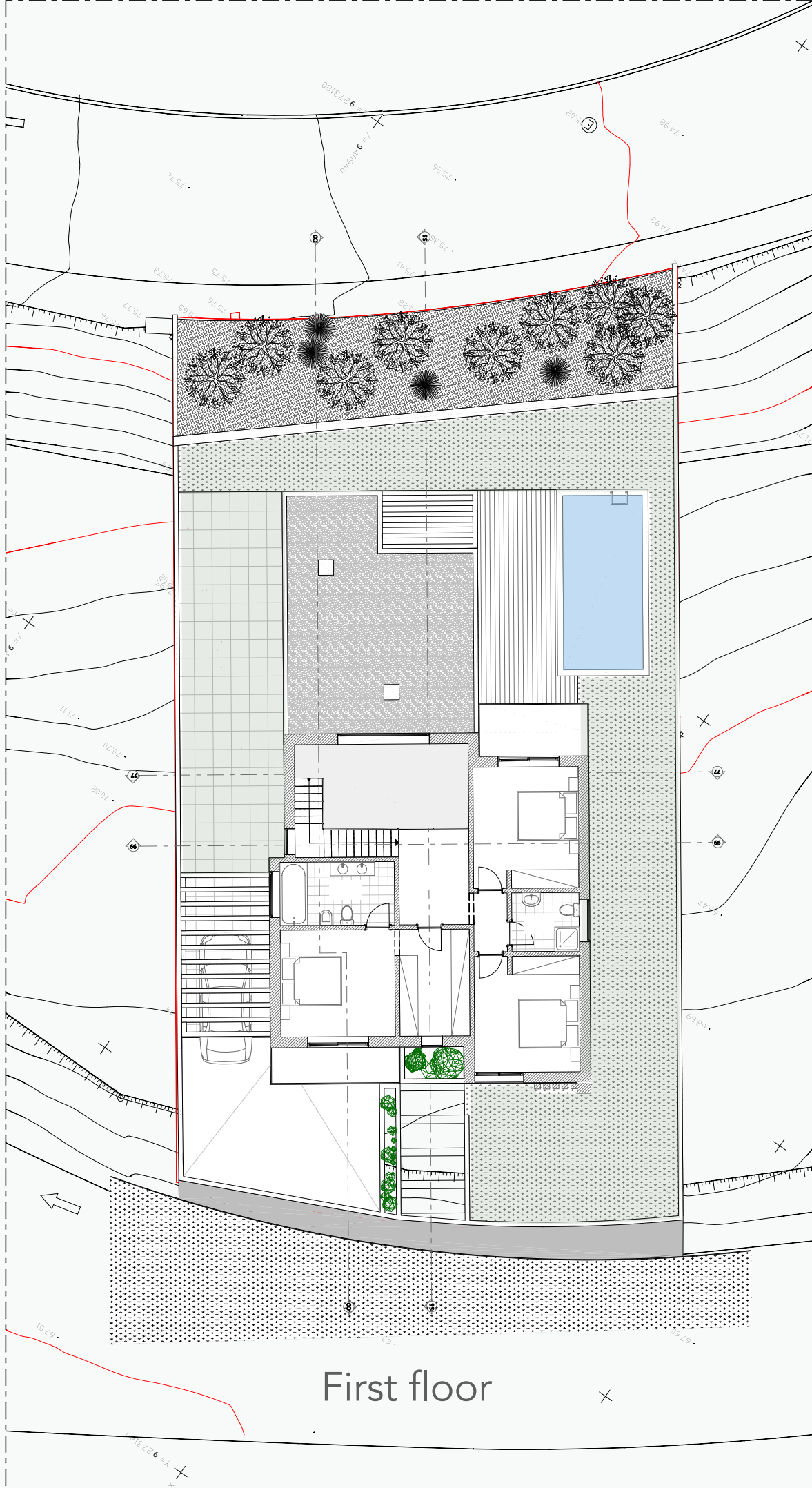


- IV. Advanced Building Materials: Constructed with superb insulation and anti-mould breathable materials, this home promises both enhanced comfort and health.
- V. Outdoor Elegance: A private swimming pool and exquisitely landscaped gardens provide a serene retreat for relaxation and entertainment.
- VI. Personalisation Options: Select from a range of customisable extras to tailor your new home to your personal taste and lifestyle.
- VII. Modern Conveniences: The villa includes a fully equipped kitchen, air conditioning, and an eco-friendly heat pump, offering modern comforts and efficiencies.
- VIII. This villa offering an exclusive chance to own a luxury bespoke property in a sought-after location in the Algarve.
- IX. With pre-approved plans and construction readiness, you are steps away from realising your vision of upscale, personalised living.

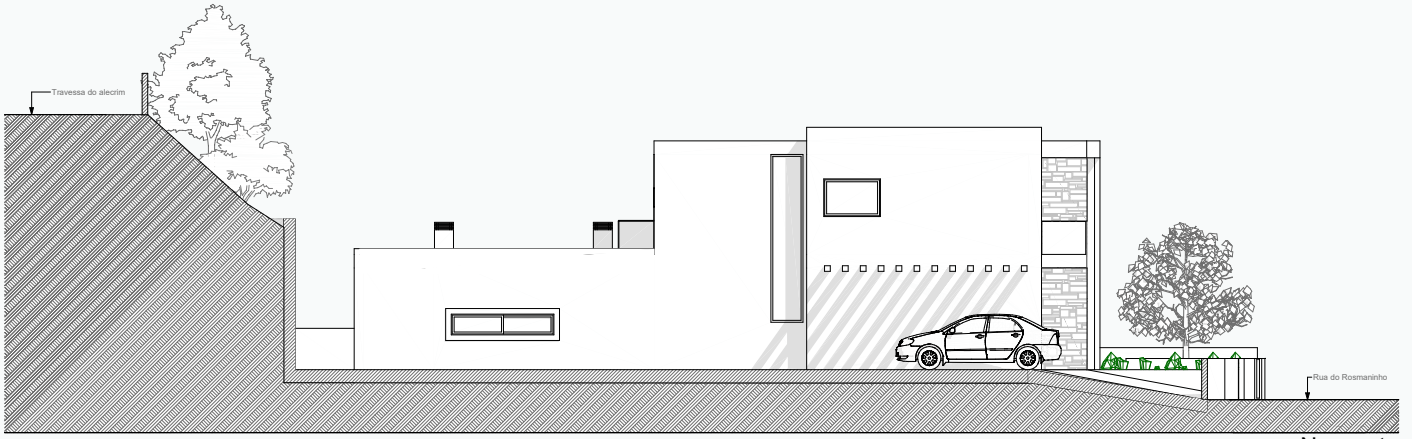




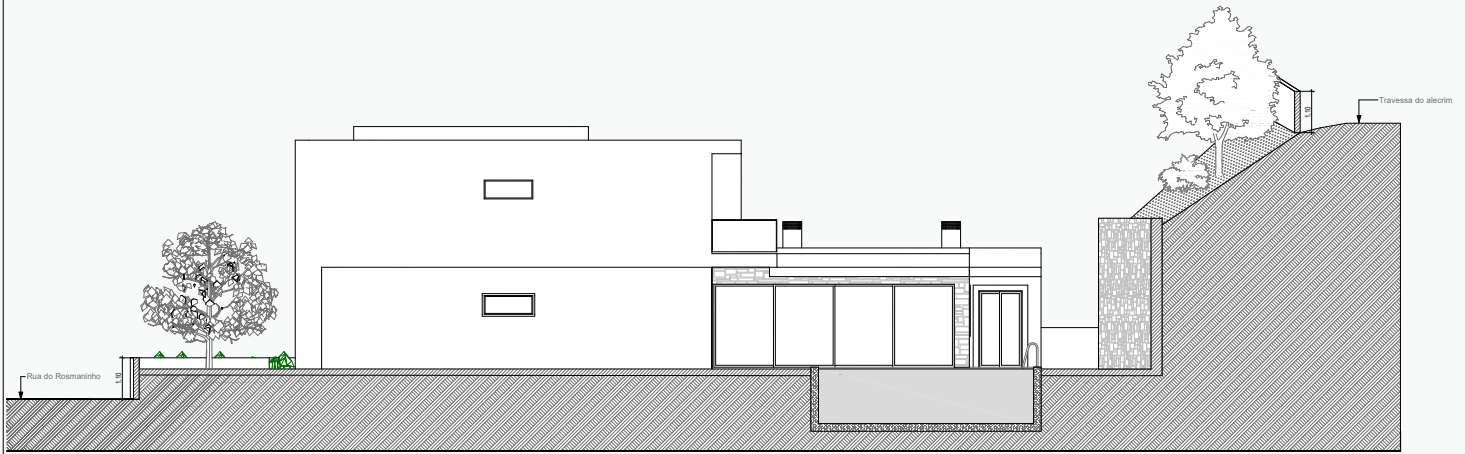
Ground floor



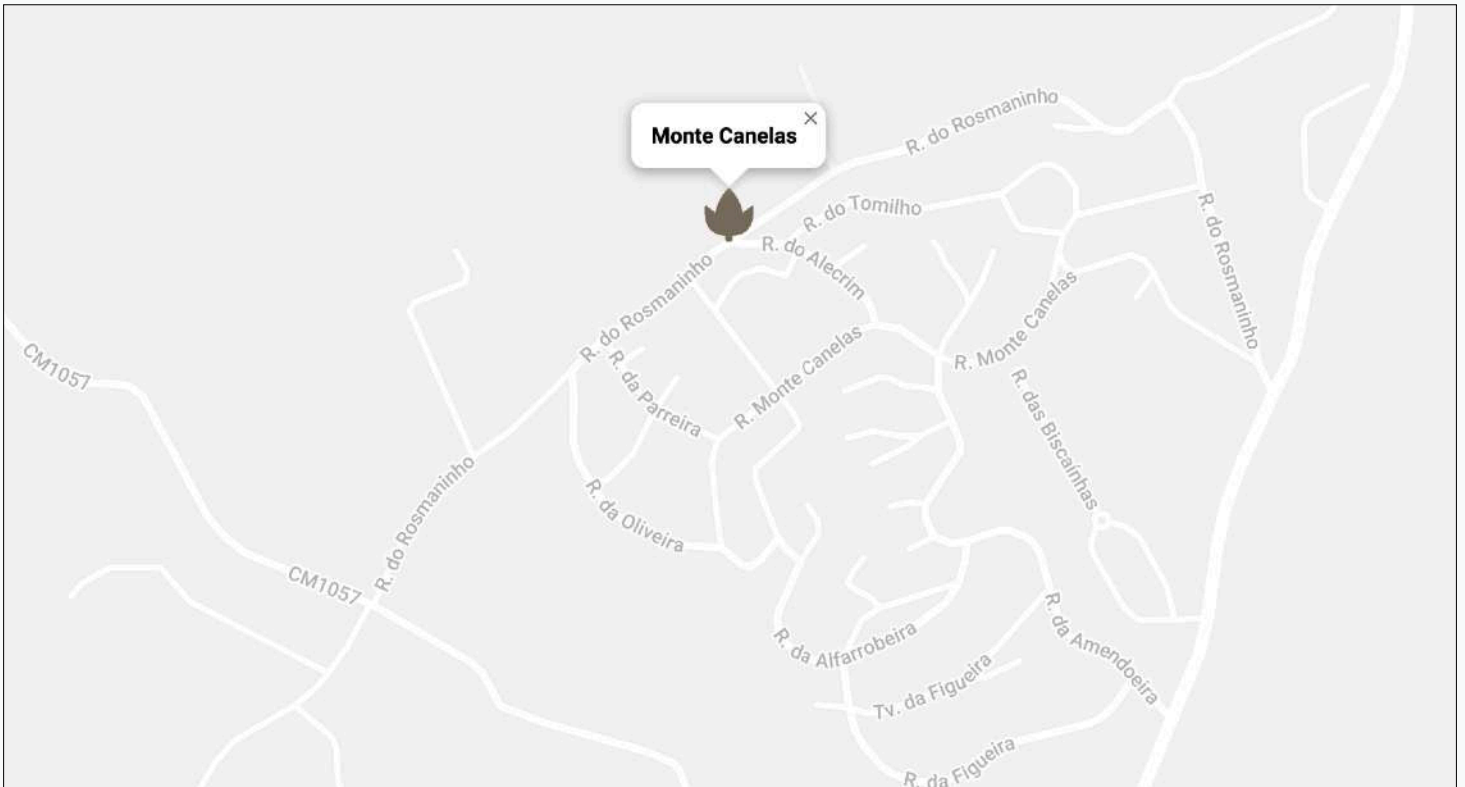
First floor



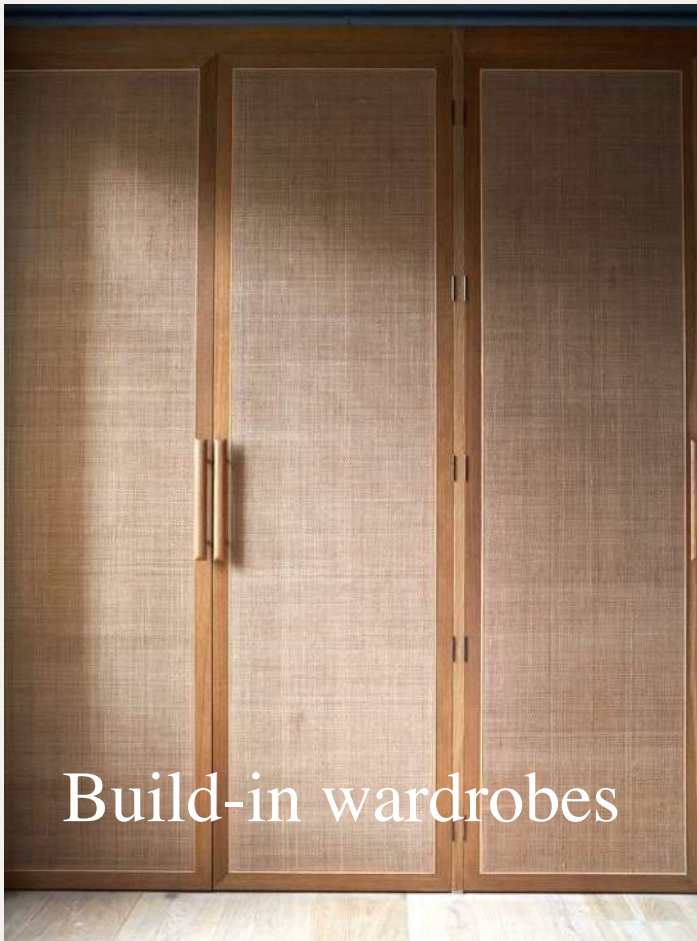
Nascente
Escala: 1:100



Poente
Escala: 1:100

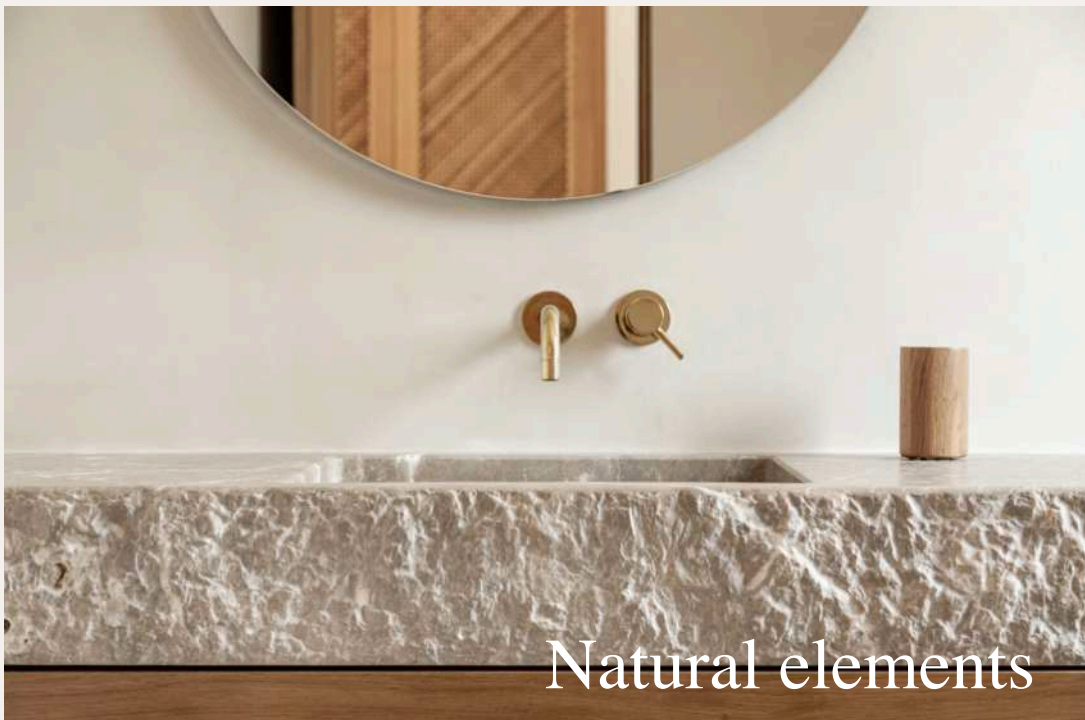


Natural finishings design





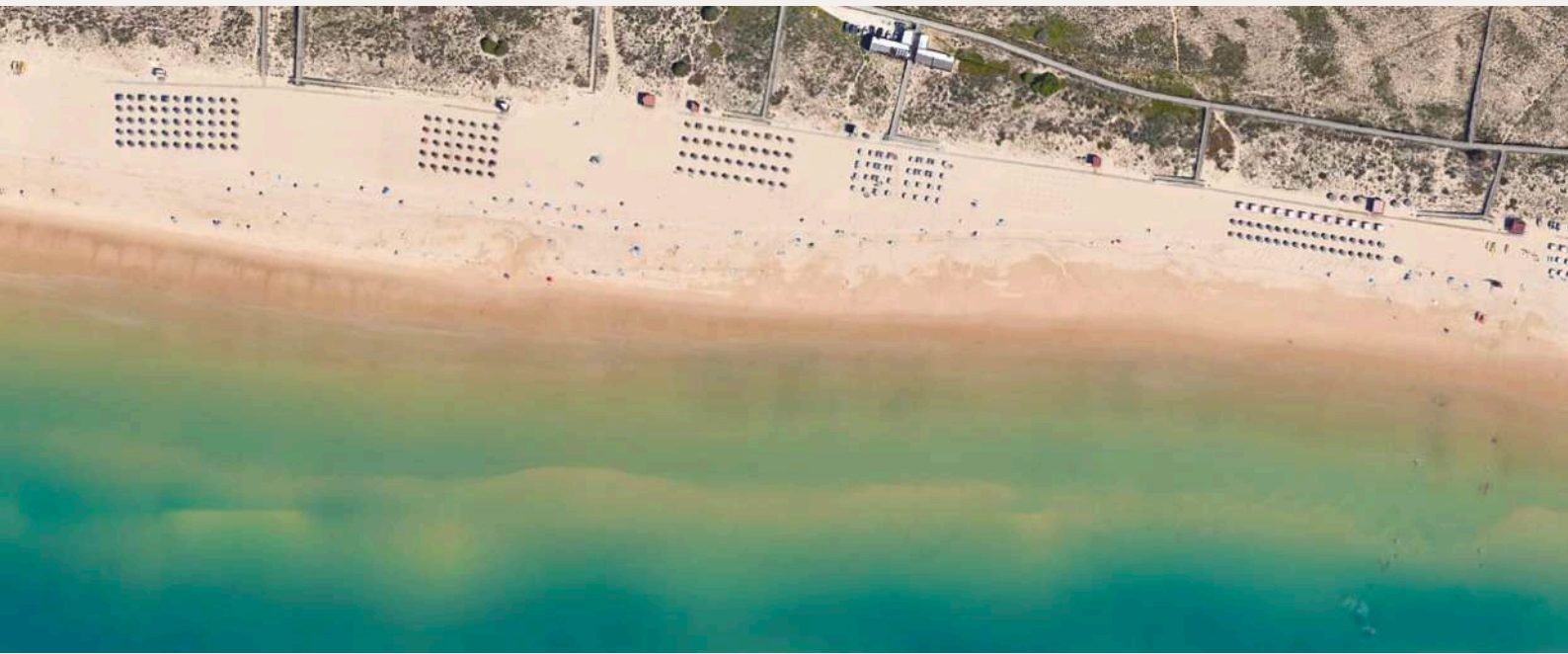
Minimal clean design



Natural elements



Embrace Joy and Unmatched Quality of Life in the Algarve

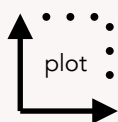


KEY PROPERTY FEATURES

- Open-plan kitchen and living area
- 4+1 bedrooms
- 3 bathrooms with walk-in showered and underfloor heating
- 1 Private parking carport
- Equipped kitchen
- Double glazing windows
- Big glas sliding doors to the garden
- Heat pump for heating and cooling
- Airconditioning
- Garden including vertical wall landscaping
- Swimmingpool
- Utility room
- 2 balcony's



A+ Pre-Energy Certificate



517 m2



255 m2



4+1



3



3X6 m



1



Payment regime for the buyer

A. Plot			€ 195 000	excl IMT & IS
1st downpayment at promissory contract of the plot	40%	€ 78 000		
Payment at the deed of the Plot	60%	€ 117 000		
B. Construction			€ 595 000	incl VAT/IVA
1st payment construction contract, simultaneous with the deed	10%	€ 59 500		
Foundations, retaining wall & infrastructures	25%	€ 148 750		
Prefabrication & onsite shell assembly of the house	30%	€ 178 500		
Finalization of exterior & interior of house	25%	€ 148 750		
Final cleaning & delivery	10%	€ 59 500		
Global final price including lote & house construction			€ 790 000	