

Villa | Luz

3 bedroom(s)

Ref: V399



1,430,000.00 €

3 Bedroom Villa Located on a Hillside with Breath-Taking Sea Views

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Amazing villa located on a hillside offering a unique combination of privacy and serenity with breath-taking views towards the ocean, Luz and the cliffs, yet very close from the centre of Praia da Luz, beach and other amenities.

The accommodation is very spacious and well-presented.

On the main floor there is a generous entrance hall from where you capture the magnificent view through the large bright open plan living and dining room with large sliding doors that give access to the outside terrace with electric awning where you can sit and enjoy the stunning sea views. A wood burner is incorporated into a contemporary chimney breast with alcoves on either side. The modern kitchen, well equipped with built-in appliances, is slightly set back from the living area and has ample storage space and features a large island with breakfast bar. From the kitchen, through large sliding patio doors, you access a spacious outdoor dining area with shade sail. From here, steps lead to the pool garden. On this level you will also find two spacious en-suite double bedrooms with fitted wardrobes and a guest cloakroom.

On the upper level there is an office, with a door to a large roof terrace for private sunbathing with outstanding views of Luz, the back rock, the countryside and the sea.

The en-suite master bedroom is located on the lower floor with double patio doors leading to the terrace garden with a good sized heated salt water pool fitted with an automatic electric pool cover.

On this floor there is also a laundry room and interior storage rooms. There is a keyed door to the upper floor and a separate private entrance which could allow the ground floor to become a standalone unit if ever needed.

The gardens surrounding the property were designed by a landscape architect and are planted with lush vegetation and low maintenance plants and trees. The pool garden is surrounded by contemporary wooden slat fencing that offers a sense of seclusion without losing the beauty of the environment and features an unusual sunbathing deck overhanging the pool.

The villa also benefits from central heating, photovoltaic panels for electricity, electric blinds and double glazing.

## DETAILS

Energetic certification: C; Plot area: 604.95sqm; Building area: 352.5sqm; Bedroom(s): 3; Bathrooms: 3; Construction: 2007; Heating; Pool;