



## Quelfes - Apartment



**3**  
Bedrooms

**2**  
Bathrooms

**137**  
Area (m<sup>2</sup>)

**Garage**

**335 000 €**  
(EUR €)

### Modern 3-Bed Apartment in Olhão - Near Beach, Energy Efficient A, with Parking

Discover your ideal retreat in this modern three-bedroom apartment, a first-floor haven with garage and lift access, nestled within a newly constructed condominium of twelve residences. Set in the heart of Olhão, a charming fishing town, this property offers easy access to the sublime beauty of the Ria Formosa National Park and a short stroll to the boats leading to exquisite island beaches. It stands as an exceptional choice for those seeking a permanent residence, a holiday sanctuary, or a smart investment opportunity for rental purposes.

Boasting a generous 137m<sup>2</sup> of living space plus an additional 15.65m<sup>2</sup> for underground parking, the apartment is designed for comfort and style. The ground floor welcomes residents with a communal entrance hall, complete with lift and stairs leading to all floors. Upon entering the first floor, the



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AMI 12086

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



apartment unfolds into an inviting open-plan lounge, dining room, and kitchen, leading out to a delightful terrace. The accommodation includes a family bathroom, a master bedroom with a dressing room and an en suite shower room, alongside two further bedrooms.

Each detail reflects quality and modernity, from air conditioning and solar hot water complemented by a gas boiler backup, to a meticulously fitted kitchen equipped with Bosch appliances. Bathroom fittings by Roca, including suspended units and ceramic tiled finishes, ensure a touch of elegance. The apartment benefits from the convenience of underground parking, electric shutters, Planitherm thermic double-glazed windows and doors for optimal insulation, wooden flooring throughout, and Pladur ceilings with integrated LED lighting. With an EPC rating of A, this apartment promises energy efficiency alongside style.

Set against the backdrop of Olhão's rich cultural tapestry and the natural splendour of the Algarve, this apartment offers a blend of tranquillity, accessibility, and modern living.

#### Property Features:

Property Type: Apartment

Bedrooms: Three

Bathrooms: Two

Plot Size:

Build Size: 137m<sup>2</sup> + 15.65m<sup>2</sup>

Year of Construction: 2023/2024

Views:

Airport: 35 Minutes

Beach: 5 Minutes

Shopping:

Energy Rating: A

Price: €335,000



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## Property Features

- Air Conditioning
- Mosquito Screens
- Fitted Kitchen
- Mains Electricity
- Electric Shutters
- Internet Available
- Underground Secure Parking
- Lift
- Central location
- Terrace
- Double Glazing
- Security Shutters
- Mains Water
- Solar Hot Water System
- Wi-Fi Available
- Fitted Wardrobes
- Private condominium
- Walking distance to beach
- Energetic certification: A
- Garage



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