



## São Brás de Alportel - Land



3	3	190	1565			<b>100 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

### Villa Project 4 Bedroom - For Sale in São Brás, Algarve

Embark on a journey to create your dream sanctuary with this exceptional villa project, poised on a 1565m<sup>2</sup> canvas in the serene landscapes of São Brás de Alportel, East Algarve. For €100,000, this architectural vision awaits to be brought to life, featuring approved plans that promise a blend of modern luxury and the tranquil charm of the countryside.

Imagine stepping into a sprawling 190m<sup>2</sup> layout bathed in natural light, with four en-suite bedrooms offering intimate spaces for rest. The design invites an open and fluid living experience, where a large lounge merges into a kitchen-dining area, both opening onto a terrace that gazes upon the private pool—a nexus for relaxation and entertainment.

Envision the flexibility to tailor this space to your lifestyle, with the possibility of dividing the villa into two separate units. One unit luxuriously accommodates open kitchen-living and en-suite bedrooms,



**Calvin Gibson**

912 388 211 <sup>2</sup>

calvin@acps-real-estate.com

T 00351 289 849 317 <sup>1</sup> · T 00351 912 388 211 <sup>2</sup> · E calvin@acps-real-estate.com

Rua Gago Coutinho, no 75, Sao Bras de Alportel, 8150-151  
AMI 12086

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



while the second offers a cosy kitchenette, perfect for guests or as a rental opportunity.

Sustainability pairs with sophistication as solar panels and double glazing outline the commitment to eco-friendly living. Below, a substantial 70.80m<sup>2</sup> basement offers ample garage space, ensuring practicality meets elegance.

Secluded yet connected, this property situates you amidst the gentle whisper of nature, with walking trails and picnic areas just moments away. Yet, convenience is within reach—a 15-minute drive connects you to local amenities, with the airport a mere 30KM journey.

Seize this rare opportunity to shape your future in the Algarve's hidden gem, where peace meets possibility, and every sunrise brings the promise of a life well-lived.

### Property Particulars:

Property Type: Villa Project

Bedrooms: 4

Bathrooms: 4

Plot Size: 1565m<sup>2</sup>

Build Size: 190m<sup>2</sup>

Year of Construction: Project approved in 2024

Views: Countryside

Airport: 25 mins

Beach: 45 min

Shopping: 15 min

Price: €100,000 (for the project land with approved villa plans)

## Property Features

- Double Glazing
- Mains Sewage
- Pool
- Roof Terrace
- Country Side Views
- Potential for Rural Tourism development
- Solar Hot Water System
- Basement
- Garden
- Garage
- Single Storey Property
- 2 individual properties



**Calvin Gibson**

912 388 211 <sup>2</sup>

calvin@acps-real-estate.com

T 00351 289 849 317 <sup>1</sup> · T 00351 912 388 211 <sup>2</sup> · E calvin@acps-real-estate.com

Rua Gago Coutinho, no 75, Sao Bras de Alportel, 8150-151

AMI 12086

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