



Almancil - Land



4 Bedrooms
 4 Bathrooms
 450 Area (m²)
 7600 Land Area (m²)
 Garage
 Swimming Pool

1 600 000 €
(EUR €)

Loule, Vale Formoso Luxury building project located within Vale Formoso

Stunning project awaiting approval to construct an outstanding villa of quality. Located in one of the most desirable areas of the Algarve, Vale Formosa is this opportunity to design a villa on a unique sized plot of 7600m² or to take advantage of the stunning project in the phase of approval. Tarmac access off a cul-du-sac, on the outskirts of a peaceful urbanisation enjoying views from the hills and towards the Golden Triangle of Quinta do Lago and Vale do Lobo.

Description of the Property

At present a stunning project has been presented to the local council and is in the process of awaiting approval. At the appoint of approval the purchasers can continue with the approved project or can amend to their own personal desire. At present the project will consist of large 3 floors



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supplying a basement of 300m², ground floor living accommodation of 300m² and a first floor of 150m². Covered terrace of 90m² with various open terraces, wonderful pool configuration and the benefit of its own tennis court. The property will sit in a great centrally located position within the plot of 7600m².

Great central location with easy access to local bars, restaurants and Almancil being a shot 10-minute drive away.

Proposed Project

It is proposed to build a single-family house with a total of 450 m², on two floors above ground (with a maximum implantation area of 300m²) and a basement for storage/parking/technical (with ceiling height lower than 2.30m, non-habitable area). It is also proposed to fence the property.

2 floors above ground; 1 basement floor; 6.5m in height Parking: 11 open-air parking lots

It was decided to propose an implantation that favours the view to the Southwest with a view of the sea.

Access to the house was made on the eastern edge and opened at an entrance in pergola porch in some unusual way that accompanies people to the entrance of the house itself. The layout of the construction is longitudinal, from East to West and somehow built in a mixture of full and empty appearance for the aforementioned view as well as privacy in relation to the constructions to the south. Sun protection was an important factor in this equation protecting/shading the wedge glass facades that are not the most favourable to our climate/geographical position.

Ground Floor

On the ground floor were the social areas (lobby, living room, kitchen, lounge) as well as two generously sized rooms bedroom suites designed for use by people with conditioned mobility if required.

Upstairs there are 2 bedrooms and terraces facing the sea.

The basement is intended for parking, storage and technical areas where you can also find a sanitary installation to support these areas.

Double height ceilings were defined in both entrance halls, which also intend to encourage air circulation by convection currents especially in the hot period of the summer.

Property Particulars:

Property Type: Luxury Villa Project plot

Bedrooms: 4

Bathrooms: 4

Plot Size: 7600 m²

Build Size: 450 m²

Basement: 300m²,

Ground Floor: 300m²

First Floor: 150m²

Covered terraces: 90m²

Pool

Tennis Court

Year of Construction: 2023-2024

Views: Countryside and Sea views

Airport: 10 Minutes



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Beach: 15 Minutes
Shopping: 10 Minutes
Swimming Pool Size:
Energy Rating: A+
Price: €1,600.000

Property Features

- Air Conditioning
- Mosquito Screens
- Fireplace
- Fitted Kitchen
- Solar Hot Water System
- Central Vacuum System
- Mains Sewage
- Video Security Phone Entry System
- Wi-Fi Available
- Internet Available
- Fitted Wardrobes
- Garden
- Fully Fenced Plot
- Heated Swimming Pool
- Underground Secure Parking
- Garage
- Roof Terrace
- Energetic certification: A+
- Country Side Views
- Double Glazing
- Security Shutters
- Underfloor Heating
- Mains Water
- Water Purification System
- Underfloor Cooling and Heating system
- Electric Shutters
- Kinetico water softener
- Telephone Available
- Fibre Optic Available
- Pool
- Tennis Court
- Covered Terrace
- Private off street Parking
- BBQ
- Electric Gates
- Central location
- Garage
- Sea Views



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