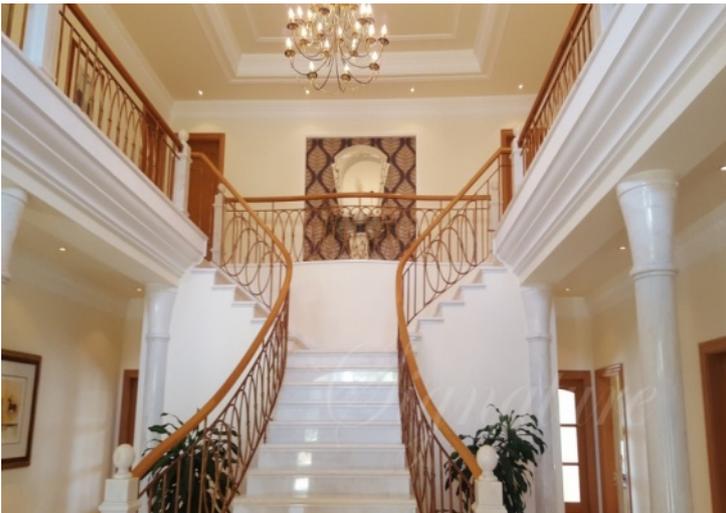


**Opportunity: A unique property 5 bedrooms in Vale Judeu on 14.000m2, a world of elegance and symmetry in Monte Judeu (Portimão)**

Ref nº: SP-945



## Prestige Property

**€ 2.495.000**

Property state	Resale	City	Monte Judeu (Portimão)
Renovations	none required	Area (concelho)	Portimão
Constructed (year)	2007	Number of floors	
Plot size	13900 m <sup>2</sup>	Condominium	No
Construction area	720 m <sup>2</sup>	Elevator	No
Bedrooms	5	Bathrooms	6
		Access	esasy

One villa constructed and fitted out to the highest standards : underfloor heating, cavity wall isolation, air conditioning, windows German made, ...but also a house full of elegancy built with the purpose to respect the symmetrical rules.

Entering this unique 5 bedroom villa, located on 14.000 m2 of land in Monte Judeu, is like walking into a world of it's own. Constructed to the highest standards, with a great touch of elegant and symmetrical architecture, this spacious villa is an absolute 'must see'.

The whole property is fenced in and once driving through the automatic entrance gate, one enters into an oasis of peace and beauty.

Just walking into the entrance hall, dominated by a majestic stair leading to the first floor, carried by marble floors and pillars, is absolutely breathtaking. Let alone, discovering the thoughtfully designed living- and dining-room, stunning kitchen with breakfast-room, utility room and basement with gymnasium. It's like a journey through a labyrinth of surprises, as for the brilliant way the house is computerized and organized. All remote controlled and low maintenance!

Besides, the property enjoys a guest house with one bedroom, bathroom, lounge and kitchen. This house has got it's own entrance, as well as parking space. Comfort and privacy.

An impeccable double garage, with electric doors, not only giving space for 2 cars, but also for all utensils and tools for garden, pool and villa maintenance.

Swimming pool measures 10m x 5m. Heated, salt system, pool cover.

On the 1st floor one find 4 spacious bedrooms, 4 bathroom ensuite (1 with Jacuzzi) with master bedroom leading to an ample terrace, overlooking the beautiful garden, pool área with barbecue and at the background the mountains of Monchique.

Specifications:

Underfloor heating throughout the villa.

AC (Daikin) throughout

Cavity Wall insulation

Kitchens and utility room - High quality units and appliances, marble tops

Bathrooms equipped with high quality fittings and sanitary.

Windows - German made - double glazed plus security glass.

Electric blinds throughout the villa.

Security system - can be linked to police and/or private security company.

High quality porcelain and ceramic tiles.

Estremoz marble for staircase, fireplaces and pillars - unique design.

Metalwork - handmade - unique design.

Front gates electrically operating with vídeo entry system.

All living- and bedrooms wired for internet and TV.

Landscaped gardens with automatic irrigations system.

Bore hole with 35.000 ltr water storage tank for pool and irrigation.

Main water and water softener.

Solar panels installed in 2014 for hot water supply.

Furniture not included, but can be negotiated.

- 5 bedroom Luxury Villa
- elegance and majestic
- Underfloor heating throughout the villa.
- Windows - German made - double glazed plus security glass.
- Electric blinds throughout the villa.
- Main water and water softener.
- Vale Judeu on 14.000m<sup>2</sup>
- Garage for 2 cars
- Security system - can be linked to police and/or private security company.

## DISTANCES

Shops, bars	5 km (= 3.1 mls)	distance to golf	5 km (= 3.1 mls)
distance to beach	8 km (= 5 mls)	Airport	45 km (= 28 mls)

## INSIDE

Basement	Yes	Airco	Yes
Type fire	electric	Floor heating	Yes
Central heating	No	Central vacuum system	No
Fully fitted kitchen	Yes	Furnished	negotiable
Satellite TV	Yes	Shutters	fully electric

## OUTSIDE

Pool	private	Heated pool	Yes
Pool water	Salt	Garden	private
Garden type	landscaped	Balcony	50 m <sup>2</sup>
Terrace	80 m <sup>2</sup>	garage	Yes
Carport	No		
Parking	Yes	Gates	electric
Sea views	No	Country views	Yes

## TECHNICAL

Water: mains	Yes	Bore hole	No
Cisterne	No	Irrigation	Yes
Solar panels (heating, water)	water	Alarm	Yes
Sewage	mains sewage	Energy certificate	Energy classification: A