

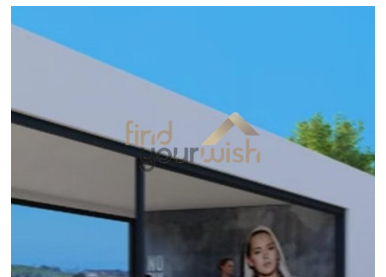
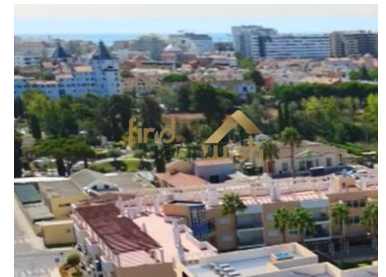
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Reference

Scan the QR code to view the property



## Quarteira - Apartment



 2  
Bedrooms

 3  
Bathrooms

 209  
Area (m<sup>2</sup>)

  
Garage

  
Swimming Pool

**672 000 €**  
(EUR €)

## Luxury 2 bedroom duplex condominium apartment in Vilamoura Marina

Luxury apartments in a gated community next to the Vilamoura Marina, Quarteira, with sea views. This stunning private condominium with swimming pool called M33 Residence, consists of 33 luxurious apartments of typologies T1 to T4, 10 of which are duplexes, spread over 4 floors. It has a modern and bold architecture, surrounded by a garden and leisure spaces. Construction has already started and completion is scheduled for May 2025. This 2 bedroom Duplex apartment has an area of 102 m<sup>2</sup> spacious, with full luminosity, has a balcony with 61 m<sup>2</sup> and will have an energy rating A. Outside we have a swimming pool with 99x20 for common use and a garden with mostly native plants. It has a 41 m<sup>2</sup> box garage, with capacity for 2 cars with a motorized gate.



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

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It has a total private area of 209 m<sup>2</sup>.

They stand out for their modern, functional and bold architecture, high quality finishes and materials.

Such as:

- Building covered with water-repellent plaster painted in Suede color;
- Double walls with thermoacoustic insulation;
- Exterior frames in thermo-lacquered aluminum, sliding, with thermal cut and colorless double glazing with low emissive content;
- Motorized blinds in thermal aluminum;
- ROCA ceramic flooring;
- Laminate floating floor "AC5" in the bedroom area;
- False ceilings in plasterboard with built-in LED lighting;
- High Security Entrance Door;
- Lacquered interior doors and brushed stainless steel handle;
- Wardrobes with lacquered doors and melamine-coated interior;
- Solar energy panels for water heating;
- Multi-split hot/cold air conditioning in the bedrooms and living room/kitchen;
- Electric underfloor heating in the bathrooms.
- Electric towel rails;
- MOB kitchens in lacquered water-repellent MDF, with appliances, complete equipment with BOSCH built-in;
- ROCA suspended sanitary ware;
- Color video intercom system;
- Fire detection network on the parking floors connected to a central with acoustic signaling.
- Mechanical fuming of the parking floor.

The added advantage of this apartment is that at this stage, there is still the option to choose the finishes, thus making the space even more personal.

This condominium is distinguished by its prestigious location, which offers quick access to all local services and shops.

It is located in front of the new phase of expansion of the Vilamoura Marina that will start construction soon, golf courses within a radius of 2km, 5 minutes from the magnificent Falésia Beach, equestrian center 10 minutes away, access to the A22 road 10 minutes away and Faro airport 20 minutes away.

It is a unique place to live, spend holidays and also to monetize.

It is ideal for enjoying the wonderful Algarve climate, which guarantees mild temperatures throughout the year.

Make your reservation now so you don't miss this unique opportunity.



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## Property Features

- Heating
- Heated towel rails
- Pool
- Garden
- Golf Course
- Garage
- Private condominium
- Kitchenette
- Storage / utility room
- Frontline property
- Security alarm
- Double glazing
- Electric garage gate
- Walking distance to beach
- Gym
- Parking places
- Extractor Fan
- Sealed land area
- Security door
- Energetic certification: A
- Mains water
- Electric network
- Suite: Suite
- Air conditioning
- Underfloor
- Proximity: Airport, Beach, Shopping, City, Open field, Pharmacy, Public Transport, Schools
- Pool type: Shared
- Terrace
- Built year: 2025
- Drive way
- Solar system
- Views: Countryside views, City view, Pool view, Urbanization view, Garden view
- Video entry system
- Lift
- Electric shutters
- Main drainage
- Quiet Location
- Central location
- Parking space
- Solar heating
- Domotics
- Uninterrupted views
- Solar orientation: South, West
- Balcony
- Fiber Internet



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