

00111

Reference

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Silves - Townhouse



2

Bedrooms



118

Area (m²)

142

Land Area (m²)

Swimming Pool

450 000 €

(EUR €)

2 bedroom semi-detached house within Golf and nature

Exciting 2 bedroom villa located in a gated community, in Silves Golf Resort, in Vila Fria - Silves, is integrated in a block of 6 villas, within the exclusive golf course, where nature commands life and that mobilizes all golf lovers.

The semi-detached villa with 80 m², with only 1 floor, offers a terrace, private pool, garden and many details that surprise and invite you to enjoy this property.

Consisting of a large and spacious living room, fully equipped kitchen, modern open space style. A modern and functional Social Bathroom, a Suite, a Bedroom, all with wardrobes, are factors that allow you to improve day-to-day interaction, without neglecting maximum comfort.

The green golf landscape, which can be seen, invites you to have a few shots with friends.

All rooms of this comfortable villa have direct access to the garden, through large windows and shutters, connecting the interior with nature.

The outside is served by a fantastic swimming pool, very private and a beautiful garden where there



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is no shortage of nooks that invite you to a reading retreat, a good nap or even an endless conversation with friends, enjoying some snacks and drinks.

The villa is furnished, has air conditioning, has the guarantee of maintenance, gardening and 24-hour surveillance service, provided by the Pestana Group.

The Resort has to offer a club house with restaurant and bar, an exclusive communal pool for residents and all the services that the Pestana Group has already accustomed us to, such as maintenance, gardening and security services of excellent quality 24 hours a day.

It is the ideal place for your holidays or permanent residence, where you can enjoy more than 300 days of sun exposure each year.

It is also a good bet for those who want to monetize their investment through tourist rental, benefiting from the management of the condominium.

The Pestana Group also offers the Resort card to enjoy a discount in our restaurants and bars together with the Pestana Guest Card (PGC) loyalty program with numerous advantages!

In order to ensure your full availability, we offer you financial support, tax advice, personalized legal support for the tax regime for non-habitual residents.

For your information, tax taxation, for a period of up to 10 years, is set at an IRS rate of 20%, in certain circumstances, on income from work earned in Portugal, for foreign persons.

The absence of double taxation is also guaranteed, in the case of pension income and dependent and self-employed work earned outside Portugal.

Come and live inside the Golf, 10 minutes from all the services necessary for your day to day, 20 minutes from the magnificent beaches of the region, 40 minutes from Faro airport.

I look forward to your visit.



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Property Features

- Dishwashing machine
- Air conditioning
- Equipped kitchen
- Kitchen: Oven, Combined
- Proximity: Open field
- Pool type: Shared
- Terrace
- Built year: 2025
- Drive way
- Solar system
- Views: Golf views, Mountain views
- Double glazing
- Main drainage
- Parking places
- Extractor Fan
- Thermal acoustic window frames
- Security door
- Energetic certification: A
- Mains water
- Fiber Internet
- Animals allowed
- Refrigerator
- Fitted wardrobes
- Laminated floor
- Pool
- Garden
- Golf Course
- Furnished
- Private condominium
- Kitchenette
- Storage / utility room
- Video entry system
- Pantry
- Quiet Location
- Parking space
- Irrigation System
- Barbecue
- Uninterrupted views
- Solar orientation: South, West
- Electric network
- Rental licence
- Suite: Suite



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