

00036

Reference

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## Lagoa e Carvoeiro - Apartment



**3**  
Bedrooms

**2**  
Bathrooms

**158**  
Area (m<sup>2</sup>)

**340**  
Land Area (m<sup>2</sup>)

**Swimming Pool**

**510 000 €**  
(EUR €)

### 1 + 2 bedroom apartment in a gated community near the golf course

3 bedroom apartment on the first floor in a gated community, with access to the Terrace and Garden, inserted in the low-density Pestana Valley Natura Village tourist development, in an area of 33 hectares of characteristic Algarve landscape.

It will have 45 villas and 32 apartments of contemporary architecture, with typology T1 + 2 with a privileged view of the Serra de Monchique.

Gross construction area of 116 m<sup>2</sup> located between the beautiful and picturesque villages of Ferragudo and Carvoeiro.

The property can be used as a holiday home all year round or as an investment.

It is a 15-minute drive from the beaches, shops, access to Via do Infante (A22) and 40 minutes from Faro Airport.

This apartment is also about 5 minutes away from the Gramacho and Vale da Pinta golf courses, satisfying lovers of this fantastic and relaxing sport.



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**AMI 20166**

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With good areas and excellent light, it has a fully equipped kitchen in open space style with the Living Room, with access and a privileged view of the Algarve Garden and cork oak forest.

It has a Suite, a Bedroom and a TV/Bedroom Room, both with direct access and views of the Garden.

It also has a Social Bathroom.

In the outdoor space that is very well organized, we have a communal swimming pool and the magnificent garden.

It has a furnished terrace in front of the living room and another covered terrace in front of the pool, ensuring all the necessary details for the comfort and total satisfaction of those who come to occupy this fantastic property.

The apartment is fully equipped and furnished, decorated with modern and minimalist lines, with air conditioning, heat pump for hot water, being the best option for holidays or for a second home. It is located in a tourist development, where the quality of the Pestana Group's services are unquestionable, offering all kinds of necessary support, it is a totally reserved, private place with 24-hour surveillance.

The Pestana Guest Card is also offered for discounts for use at the Pestana Golf Resorts and Pestana Clubhouses Algarve.

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.

If your objective is also to monetize through tourist accommodation, we remind you that tax taxation, for a period of up to 10 years, is set at an IRS rate of 20%, in certain circumstances, on labor income earned in Portugal, for foreign people.

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

Schedule your visit and guarantee the reservation of this magnificent apartment, where you can enjoy all the amenities that this condominium offers and also all the benefits that Portugal has available to people who come from abroad.



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## Property Features

- Washing machine
- Refrigerator
- Fitted wardrobes
- Kitchen: Oven
- Proximity: Shopping, Open field, Pharmacy
- Pool type: Shared
- Terrace
- Built year: 2024
- Kitchenette
- Views: Countryside views
- Double glazing
- Central location
- Parking space
- Thermal acoustic window frames
- Security door
- Energetic certification: B
- Balcony
- Fiber Internet
- Suite: Suite
- Dishwashing machine
- Air conditioning
- Equipped kitchen
- Pool
- Garden
- Golf Course
- Furnished
- Private condominium
- Solar system
- Video entry system
- Quiet Location
- Parking places
- Extractor Fan
- Sealed land area
- Uninterrupted views
- Mains water
- Electric network
- Rental licence



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