

Vilas Alvas

Modern Townhouse | Villas Alvas

Roso_38

1.954.000€



Description

Type: **Townhouse**
Ownership: **Private**

Plot Area: -
Building Area: **300m²**

Bedrooms: **3**
Bathrooms: **3**

Garage: -
Swimming pool: **Yes**

Energy Class B

Property Features

We are introducing a stunning modern townhouse nestled in the prestigious Golden Triangle Area, Villas Alvas. This property is located between Quinta do Lago and Vale do Lobo luxury resorts and their golf courses, nearby beaches with endless sand, a lot of bars and fancy restaurants with Michelin stars or simply and typical portuguese restaurants, and all amenities available in the area with an exclusive lifestyle, turns your days into lifelong memories.

The townhouse features three spacious bedrooms, each with its own en-suite bathroom, ensuring comfort and convenience for all residents.

Fully equipped kitchen, featuring low and high furniture from the "AK project by Arrital" collection. The kitchen is topped with Silestone Blanco Zeus, 20 mm thick, and is equipped with Bosch appliances, making it perfect for culinary enthusiasts and family gatherings.

Ascend to the fantastic rooftop oasis, complete with a luxurious jacuzzi for four and breathtaking views, ideal for unwinding after a long day or entertaining guests under the stars. The outdoor space continues with a beautiful infinity pool, complete with EZARRI non-slip ceramic coating (2.5 x 2.5cm) from the NIEBLA line, and a large terrace, providing ample room for relaxation and recreation.

The property also boasts a versatile basement, ready to be transformed into your dream cinema room or a playful haven for children.

In terms of electrical installation, the townhouse features a video intercom with remote access via smartphone, waterproof sockets and lamps outside, and the installation of luminaires according to the project specific. For telecommunications, voice, data, and TV sockets are installed in the living room, kitchen, and bedrooms.

The structure is designed with seismic action verification. Common external areas include a combination of various types of flooring for a comfortable and elegant environment, with lighting in access areas, submerged lighting in the swimming pool, pool and cover guards in tempered glass, and a jacuzzi on the roof.

Heating and air conditioning are efficiently managed with an electric underfloor heating system on the ground and first floors, solar panels for water preheating, and duct air conditioning.

The aluminium frame features thermolacquered finishes with thermal cuts in grey or anodized colour, electric blinds, and double glazing to enhance thermal and acoustic comfort.

Walls are constructed with "Preceram" type ceramic brick internally and concrete blocks externally, with thermal insulation from Imperialum. The external walls utilize the VISOLPLAST busbar system over a coat of PRYMER ACQ, and the roof, swimming pool, and basement walls are equipped with Imperialum systems.

Interior finishes include high-security entry doors, white lacquered water-repellent MDF for interior swing doors, and suspended bathroom furniture in exposed oak wood with soft-close drawers. Entrance floors are laid in Portuguese pavement, while pool surrounds are finished in grey composite decking and non-slip Margrés Evoke ceramic flooring.

Ceilings are made of barred plasterboard painted in white RAL 9016 "Vinylmatte," with water-repellent plasterboard in the WC areas and Aquapanel for external balcony ceilings. Internal walls are painted in white C-CRYL W680 MATT.