



## Tavira (Santa Maria e Santiago) - Townhouse



**3**  
Bedrooms

**3**  
Bathrooms

**178**  
Area (m<sup>2</sup>)

**155**  
Land Area (m<sup>2</sup>)

**Garage**

**680 000 €**  
(EUR €)

### Contemporary 3 Bed Tavira Townhouse with Patio and Garage

Introducing a newly constructed, luxurious townhouse in Tavira that epitomizes exceptional quality while providing ample outdoor spaces for entertaining and enjoying al-fresco meals in the warm Algarvian sun. This exquisite property spans nearly 180 square metres and features a contemporary design that floods each room with natural light, complemented by an impressive A+ energy rating. The 3 bedroom, 3 bathroom townhouse boasts a private garage (17 m<sup>2</sup>), a sunlit conservatory (study), a spacious rear garden and a rooftop terrace. Nestled in an upscale residential area within walking distance of the charming coastal town of Tavira in the Eastern Algarve, this brand new home offers a seamless blend of comfort and sophistication. The property is equipped with a state-of-the-art kitchen, water circulated underfloor heating on the ground floor, reversible air conditioning, solar panels, a central vacuum cleaning system, CCTV and electric security shutters. Completed in the autumn of 2024, the construction of this townhouse has been meticulously executed to ensure a luxurious living experience. Don't miss the opportunity to own this stunning property that combines

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



modern design with premium amenities in a prime location.

#### About Tavira

Nestled along the Rio Gilão, Tavira is often referred to as "The Venice of the Algarve," embodying the charm of one of the region's most picturesque towns. Among its many historic highlights are the ancient Roman bridge, hilltop castle ruins, and 37 churches, the oldest of which date back to the Middle Ages. With its array of restaurants, cafés, bars, and shops, Tavira offers an idyllic Portuguese setting or a convenient base for exploring the eastern Algarve. Tavira's cobbled streets, green gardens, and tree-lined squares invite you to explore. The town's fishing port and modern market add to its allure, and it serves as a gateway to the pristine beaches of Ilha de Tavira.

#### Beaches

Tavira's coastline features several remarkable beaches, perfect for sunbathing and seaside strolls. Known for having warmer waters than other parts of the Algarve, Tavira's beaches include:

**Ilha de Cabanas:** A serene, white-sand island beach in Cabanas de Tavira, ideal for long walks and relaxation.

**Ilha de Tavira:** Renowned as one of the area's best beaches, Tavira Island stretches 11 km south of the town and features restaurants and Blue Flag certification, making it an ideal day-trip destination.

**Praia do Barril:** Accessible by foot or train, this beach is famous for its "anchor cemetery" — a relic of the tuna fishing industry — and offers a beautiful, expansive coastline.

#### Dining in Tavira

Tavira offers a variety of highly-rated dining options, from traditional local cuisine to gourmet fare, ensuring a memorable culinary experience.

#### Points of Interest in Tavira

Discover Tavira's unique attractions, including Praça da República, the Roman bridge, Jardim do Coreto, Mercado da Ribeira, Igreja da Misericórdia, the Tavira Castle, Santa Maria do Castelo Church, Torre de Tavira (Camera Obscura), and more.

#### Activities in Tavira

Popular activities in Tavira include walking, cycling, bird watching, photography, culinary and wine tasting experiences, historical tours, fishing, boat trips, water sports, golf, and more.

#### Compass Property Sales (AMI 17591)

We are a fully licensed real estate agency with a skilled team specializing in Tavira and the Eastern Algarve. Our mission is to provide a friendly, professional service for buyers and sellers alike, ensuring a smooth and hassle-free experience. Visit us at our Tavira office on the west side, just 300 metres from the Sail Roundabout, where parking is conveniently available. Contact us to discuss how we can assist you in finding the ideal Algarve property.

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## Property Features

- Air conditioning
- Under floor heating
- Underfloor
- Terrace
- Built year: 2024
- Double glazing
- Electric garage gate
- Solar heating
- Solar orientation: East, West
- Walking distance to local bus service
- Fitted wardrobes
- Equipped kitchen
- Proximity: Shopping, Restaurants, City, Schools
- Garage
- Views: Sea views, Urbanization view
- Electric shutters
- Quiet Location
- Energetic certification: A+
- Balcony

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