



## Moncarapacho e Fuseta - Townhouse



 <b>3</b>	 <b>3</b>	 <b>126</b>	 <b>105</b>	<b>N/A</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	(EUR €)

### Modern 3 Bedroom Townhouse with Stunning Sea Views in Fuzeta

This exquisitely designed 3 bedroom / 3 bathroom townhouse (126 m<sup>2</sup> + 83 m<sup>2</sup> of terraces) is situated in a serene residential area, just a short 10 minute stroll from the sandy beach of Fuzeta. Constructed in 2019 to the highest standards and boasting an “A energy rating”, this property offers stunning views of the Ria Formosa lagoon and the sea, along with multiple spacious sun terraces on each level for outdoor enjoyment. The open-plan ground floor showcases a luminous living area, a fully equipped modern kitchen with a breakfast bar and sliding glass doors that lead to a private terrace — perfect for dining al fresco. A ground floor bedroom (currently utilized as an office) and a shower room / guest bathroom add versatility to the space. Upstairs, two additional luxurious en-suite bedrooms open onto sun-soaked terraces, while the expansive rooftop terrace, complete with a summer kitchen, offers breathtaking panoramic views. Conveniently located within walking distance of the beach, restaurants, cafés, and shops, this property serves as an ideal permanent residence or holiday retreat, seamlessly blending modern luxury with the authentic charm of East Algarve.

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



The village of Fuzeta is between Olhao and Tavira.

## FUZETA

Fuzeta, located directly on the waterfront, is a beautiful fishing village in the Eastern Algarve relatively unspoilt and oozing charm. It's full of beautiful tiled streets to wander down and fantastic restaurants and cafés to eat fresh seafood at. You can easily while away a sunny afternoon enjoying Fuzeta's laid-back vibe. Compared with larger towns nearby, Fuzeta is off the beaten path. You'll find locals shopping at the market (including restaurant owners – always a good sign), fishing boats going in and out of the marina, and cafés that are open in autumn rather than closing after summer tourists have departed. It's a proper place.

## OLHAO

To discover the hidden charm of Olhão visit the top of the main church tower and see the hundreds of roof terraces - the "açoteias" -, typical of the Algarve, which create a unique urban panorama. On street level it is worth wandering through the fishermen's quarter, which stands between the quay on the Ria Formosa and the main city church. The houses here are small and white, their walls topped with bands of geometric decoration that are in effect the verandas of the roof terraces. The streets that border the Avenida da República, itself a symbol of the urban development that took place at the turn of the century, reflect a city of industrials and ship-owners who grew rich from the fish processing business and trade, displaying their wealth by decorating their homes with verandas, tiles, carved stonework and wrought iron.

Any tour of Olhão should end among the refreshing gardens and open air cafés to be found along the long quayside. It is also worth a visit to the colourful atmosphere of the market, where the stands sell fish straight from the sea, fresh vegetables and sweet fruit from nearby farms.

No visit to Olhao should take place without a trip to the islands of Armona and Culatra via ferry or private water taxi and which can also provide an opportunity to take a trip along the Ria and visit many different quiet and attractive beaches.

## TAVIRA

Set on either side of the meandering Rio Gilão and affectionately known as "The Venice of The Algarve", Tavira is arguably the Algarve's most charming town. The old Roman bridge, the ruins of a hilltop castle and an astonishing 37 churches with the oldest dating back to the Middle Ages, are among many of Tavira's historic attractions. An enticing collection of restaurants, cafes, bars and shops makes it the perfect sunny Portuguese destination or as an excellent base for exploring the Algarve's eastern reaches. Tavira is ideal for wandering and exploring the ancient city with its many cobblestone streets, hidden green gardens and tree lined squares. There's a small, active fishing port and a modern market with Tavira also being the launching point for the stunning, unspoilt beaches of Ilha de Tavira.

## BEACHES

There are several great beaches near Tavira. The coast in this area is great for long seaside walks and for bathing, as its waters are warmer than anywhere else in the Algarve.

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**Ilha de Cabanas:** This is an island in front of the town Cabanas de Tavira, with a spectacular long and narrow beach. The sand is white and the island feels like paradise. Great for long beach walks.

**Ilha de Tavira (also known as Tavira Island):** Is famous for being one of the best beaches near Tavira. The beach is quite sandy and the sand is almost white. Tavira Island stretches for approximately 11 kilometres and is just 3 kilometres south from the town of Tavira. There are restaurants and the beach also holds a Blue Flag, showing the quality of the beach. It is a great destination for a day trip.

**Praia do Barril:** Accessible on foot or by train, this beach is known for its bizarre anchor cemetery with over 100 anchors in front of the beach. The anchors were from the tuna fishing community, which disappeared when the bluefin tuna moved to other waters. The beach itself is also very big and also incredibly beautiful.

### RESTAURANTS

There are many top rated restaurants in Tavira. If you like food, you won't be disappointed here. From local cuisine to fine dining, you can find it all in the area.

### WHAT TO SEE IN TAVIRA

Praça da República, Roman bridge, Jardim do Coreto, Mercado da Ribeira, Mercado municipal, Igreja da Misericórdia, Torre de Tavira (Câmara Obscura), Castle of Tavira, Santa Maria do Castelo church, Santiago church, Science centre, Islamic Museum, Tavira d'Artes, Pego do Inferno (waterfall), Ria Formosa

### THINGS TO DO IN TAVIRA

Walking, bike riding, bird watching, photography, culinary courses, wine tasting, trekking, historical tours, fishing trips, boat trips, water sports, golf, tennis, swimming, skating, etc.

### COMPASS PROPERTY SALES

We are a fully licenced (AMI 17591) real estate company with a vastly experienced team that have an abundance of local knowledge, focusing on property sales predominantly in and around Tavira and the Eastern Algarve. The company was established to offer all our property buyers and sellers alike, a highly professional, friendly and approachable service ensuring a smooth and problem free sales process. Contact us or visit us now to chat in more detail about how best we can help you find the perfect property in the beautiful Algarve. The main office of Compass Property Sales, with ample parking directly outside, is located on the west side of Tavira just 300 metres from the landmark Sail Roundabout.

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## Property Features

- Air conditioning
- Terrace
- Storage / utility room
- Double glazing
- Walking distance to beach
- Central location
- Fully fenced / walled
- Energetic certification: A
- Proximity: Beach, Shopping, Restaurants, Pharmacy, Public Transport
- Built year: 2019
- Views: Sea views, Countryside views
- Electric shutters
- Quiet Location
- Solar heating
- Uninterrupted views
- Balcony

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