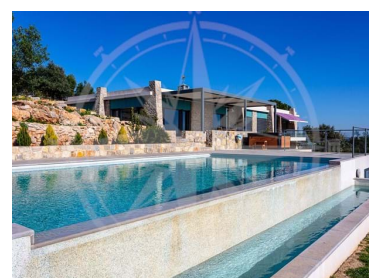




Tavira (Santa Maria e Santiago) - Villa



 **3** Bedrooms
  **5** Bathrooms
  **475** Area (m²)
  **23000** Land Area (m²)
  Garage
2 400 000 € (EUR €)

New Luxury Villa in Tavira Countryside with Sea Views

This breathtaking, newly built modern villa is set on an elevated position that provides awe-inspiring views of the picturesque countryside and a stunning 180 degree ocean panorama. Nestled within an expansive estate of 2.3 hectares, just a short drive away from Tavira, this remarkable eco-property has been meticulously constructed to the most impeccable standards, achieving an outstanding A+ energy efficiency rating with absolutely no requirement for further improvement. The villa, offering a 300 m² living area and 175 m² of additional built area, is perched at the highest point of a large plot of land, approximately 15,000m² of which is securely fenced. Whether the open hallway / study adorned by large south-facing windows, the state-of-the-art kitchen, or the Master bedroom featuring his and hers walk-in wardrobes and an en-suite bathroom - the main living areas truly captivate. An expansive South-facing and semi-covered terrace, featuring a bioclimatic pergola leads to a large, heated saltwater infinity pool surrounded by ample sun terraces, an outdoor shower, and a Jacuzzi. Adjacent to the main house, a self-contained apartment awaits. Located in the serene courtyard at

T +351 281 323 876 (call to landline) · T +351 912 741 219 (call to mobile) · E info@compasspropertysales.com
Rua de Santo Estevão, nº 25 A, 8800-386 Tavira
AMI 17591

¹ (Call to national fixed network) | ² (Call to national mobile network)



the rear of the property, there is an exquisite outdoor shower, granting a refreshing escape. Furthermore, this area provides convenient access to a laundry room. Exploring further there is a large garage (equipped with an elevator giving access to the upper floors from garage level), a technical room, two storage rooms, and a bathroom featuring a luxurious walk-in shower. Additionally, there is a triple-height garage, perfectly suited for accommodating a motor home. The living areas of this remarkable property boast underfloor heating, air conditioning, tilt and turn windows, and exceptional insulation. To ensure utmost comfort, solar panels, complemented by a backup heat pump, provide hot water and underfloor heating, while a second heat pump efficiently heats the pool. Moreover, the property benefits from photovoltaic solar panels, boasting an impressive capacity of approximately 10 KWH, along with a battery backup system, rendering it largely self-sufficient in terms of energy supply. Water is sourced from a reliable borehole, and a reverse osmosis system is employed for private consumption. A separate storage tank, with a capacity of 600 litres, is conveniently located in the technical room beneath the pool terrace, alongside the equipment for the pool and garden irrigation water treatment system. In summary, this property epitomizes luxury and sustainability, offering an array of exceptional features and amenities.

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.

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

T +351 281 323 876 (call to landline) · T +351 912 741 219 (call to mobile) · E info@compasspropertysales.com
Rua de Santo Estevão, nº 25 A, 8800-386 Tavira
AMI 17591

¹ (Call to national fixed network) | ² (Call to national mobile network)



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 (Cámara 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 our all 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.

T +351 281 323 876 (call to landline) · T +351 912 741 219 (call to mobile) · E info@compasspropertysales.com
Rua de Santo Estevão, nº 25 A, 8800-386 Tavira
AMI 17591

¹ (Call to national fixed network) | ² (Call to national mobile network)



Property Features

- Air conditioning
- Under floor heating
- Central vacuum system
- Heated swimming pool
- Jacuzzi
- Garage
- Laundry
- Storage / utility room
- Video entry system
- Double glazing
- Electric garage gate
- Water Cistern
- Septic tank
- Quiet Location
- Uninterrupted views
- Solar orientation: South
- Fitted wardrobes
- Wood burner
- Equipped kitchen
- Garden
- Terrace
- Built year: 2021
- Drive way
- Views: Sea views, Countryside views
- Security alarm
- Electric shutters
- Automatic irrigation
- Borehole
- Attic
- Solar heating
- Energetic certification: A+

T +351 281 323 876 (call to landline) · T +351 912 741 219 (call to mobile) · E info@compasspropertysales.com
Rua de Santo Estevão, nº 25 A, 8800-386 Tavira
AMI 17591

¹ (Call to national fixed network) | ² (Call to national mobile network)