



## Tavira (Santa Maria e Santiago) - Villa



4  
Bedrooms

5  
Bathrooms

255  
Area (m<sup>2</sup>)

284  
Land Area (m<sup>2</sup>)

Swimming Pool

**1 150 000 €**  
(EUR €)

### Tavira town centre 4 bedroom luxury villa with private pool

A truly extraordinary property, this 4-bedroom ensuite villa stands as one of the finest luxury residences in Tavira. Positioned just steps from the historic centre, this stunning home offers the perfect blend of modern sophistication and unrivalled convenience, providing an exclusive lifestyle in the heart of one of Portugal's most coveted towns. Designed by a professional interior designer, the property offers a turnkey experience—a lock-up-and-leave prestige home for the discerning buyer. Every inch of this villa exudes luxury, from the expansive open-plan living areas to the meticulously crafted finishes throughout. The ground floor boasts a spacious ensuite bedroom, a guest cloakroom, a utility room, and a storage room, with a breathtaking living and dining area that flows seamlessly into a fully equipped kitchen featuring a central island. Patio doors open to an immaculate private swimming pool, beautifully lit at night, accompanied by a summer kitchen with BBQ facilities and an outdoor polished concrete dining area, perfect for al fresco entertaining. A grand internal open staircase soars to the first floor, where two large double bedrooms, both ensuite and featuring walk-

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in wardrobes, offer direct access to private sun terraces. Ascend to the upper floor, where a fourth ensuite double bedroom awaits, along with access to two expansive roof terraces. The top-floor terrace features an entertainer's bar with sweeping city views, ideal for enjoying the stunning surroundings. The property is surrounded by a wrap-around garden with a flourishing lemon tree and a manicured lawn, elevating the outdoor living experience. This villa is a rare opportunity to own a landmark Santiago property developed by LivinTavira—a true statement of luxury and elegance in one of the most sought-after locations in Tavira. Simply put, this is a once-in-a-lifetime opportunity to acquire a show-stopping home, just steps from Tavira's historic centre.

## 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

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

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(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.

## Property Features

- Air conditioning
- Under floor heating
- Walk-in wardrobe
- Proximity: Beach, Golf course, Restaurants, City
- Built year: 2021
- Views: Sea views, City view
- Double glazing
- Quiet Location
- Solar heating
- Fully fenced / walled
- Private allocated car parking space
- Fitted wardrobes
- Equipped kitchen
- Swimming pool
- Terrace
- Laundry
- Video entry system
- Electric shutters
- Central location
- Barbecue
- Energetic certification: A+
- Walking distance to local bus service

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