



Apartment T1 - Premium Residences

Portugal, Algarve

Price:	€ 811 500
Object type	Apartment
Market	Resale
Bedrooms	1
Number of rooms	2
Area	106 m2
Category	For sale



This luxury 1 bedroom apartment is situated on the ground floor, with access to a covered terrace (16.73m2) and uncovered of 72.20m2. Garage access is also available. Inserted in a development with a unique concept in the Algarve, consisting of 76 apartments, 31 non-tourist villas, 350 tourist units and the 5-star hotel, with 76 rooms. In addition, it is complemented by all services and infrastructures such as golf courses, outdoor activities, restaurants and bars, conference and events center, spa, outdoor and indoor experiences, sports facilities, programs and infrastructures for children, swimming pools, among others. Here, each owner can enjoy a stay of up to ten weeks a year and create unforgettable memories with their friends and family in a vibrant resort. In addition, you are investing in a growing real estate market, the local community and the opportunity to share unique moments. When you are away, your property is managed by the development. The collective lease income covers all maintenance costs, with the remainder being shared among the owners as profit – a guaranteed minimum income of 5% for their first five years.

General Features:
 Interior Floors: oak wood at the entrance, bedrooms, living rooms and kitchens, and custom stone mosaics in the bathrooms.
 Terraces: solid wood deck around the pool, terraces in Portuguese limestone.
 Walls: double walls between the units, single walls inside with bioclimatic insulation in cork.
 Ceilings: solid oak beams.
 Equipment- Intelligent air conditioning system with geothermal technology ensures underfloor heating in all bathrooms.
 - Bathrooms with glass doors in the showers, washbasins in Portuguese marble, toilet and bidet applied to the wall, chrome faucets and freestanding bathtub.
 - Solid oak wardrobes with custom glass panels and integrated lighting.
 - Smart LED lighting throughout the house.
 - Polyethylene plumbing of high thermal efficiency.
 - Fully furnished and equipped kitchen with stone countertops and mosaic wall.
 - 55-inch Smart LED televisions with access to international channels and broadband internet.
 Exterior- Underground garage for 40 vehicles with access to charging points for electric vehicles.
 - Landscaped gardens with automatic lighting and watering.
 Other advantages- Fire detector and alarm connected to the security center.
 - CCTV camera system for common areas.
 - Specialized security team available 24/7 throughout the perimeter of the resort.
 Complementary services: Resort management- Repair and maintenance of structures and common areas: streets, gardening and landscaping.
 - Indoor and outdoor common areas: lighting, heating, cleaning, waste disposal, 24-hour security system, including CCTV (closed circuit television).
 Real estate management- Maintenance of houses, pools and gardens, domestic service.
 - Concierge- Organization of excursions, sports and activities, private parties, beach transfer, airport



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WWW.MERCURYESTATE.COM
TEL./VIBER/WHATSAPP:
+ 37126677924

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Contacts:

Olga Zagainova

GSM: + 37126677924

(Viber, WhatsApp)

E-mail: olga@mgroup.lv