



## Almancil - Villa



4 Bedrooms  
 4 Bathrooms  
 154 Area (m<sup>2</sup>)  
 317 Land Area (m<sup>2</sup>)  
 Swimming Pool

3 300 € / Week  
(EUR €)

## Villa Silva

### Villa Silva

- Prime location in Dunas Douradas, a 10 minute stroll to beaches and Maria's
- Stunning refurbished villa, beautifully finished and decorated - exceptional quality
- Sleeps up to 8 in 4 bedrooms, all with air conditioning and en-suite bathrooms
- Wi-Fi, Lazer TV and air conditioning throughout the property for your comfort
- Great outdoor space – 3 terraces, large BBQ area and table tennis table
- 5 minute walk to Dunas Douradas central facilities with access to large swimming pool, tennis courts, Xenia restaurant and mini market
- Close to sports amenities including the popular golf courses

### Exterior



### Rentals

rentals@feganvillas.com

**T (+351) 289 357 700 <sup>1</sup> · E sales@feganvillas.com**  
**Dunas Douradas, Vale do Garrão, Apartado 3729, Almancil,**  
**AMI 10457**

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



The outside space offers a private pool (can be heated additional charge) and has 3 separate terraces providing dining, lounging and shaded areas. There is a delightful outside kitchen featuring a large gas BBQ, food preparation area, and two drinks refrigerators. A table tennis table is also provided. There is ample free parking outside the villa and security shutters throughout the whole property.

### Living Areas

Villa Silva is a light and modern south-facing property with the kitchen, dining room, living room, and guest WC on the ground floor and the bedrooms upstairs. The downstairs is a contemporary open plan space and has excellent natural lighting. The fully equipped stylish white kitchen seamlessly connects to the dining area, offering space for 8 people, which in turn leads to the dual aspect living room with air conditioning and a fireplace. Several double patio doors open directly onto the various terraces.

The villa has Lazer TV with extensive international and UK channels plus Wi-Fi throughout. There is a laundry room at roof level equipped with a Miele washing machine and dryer and a roof terrace to dry laundry outside. From the roof terrace you can enjoy beautiful sunsets and a panoramic view of the development.

### Bedrooms

The bedrooms are located upstairs and are decorated in white and neutral tones to continue the luxurious feel of the villa. All bedrooms benefit from air-conditioning, fitted wardrobes, dressing tables and en-suite bathrooms with heated towel rails. The large dual aspect master suite has a king-size bed, en-suite shower room, 40-inch TV with Lazer TV and features a private balcony with seating and a staircase giving access to the pool area.

The second bedroom has a king-size bed which can also be made up as twins and a Juliet balcony. The bathroom has two basins and a spacious walk in shower. The third bedroom also offers a king/twin beds, a Juliet balcony and en-suite bathroom with a bath and shower over. There is a bonus room providing an additional double or twin beds including a bathroom with shower.

### Facilities

- Air conditioning
- 2 large double fridge/freezers
- Oven and induction hob
- Dishwasher
- Miele washing machine and separate dryer
- Kettle, toaster, coffee machine, sandwich maker, electric juicer
- Wi-Fi and Lazer TV in the lounge and master
- Small office area

### Outside

- Private swimming pool (can be heated at additional cost)
- Large outdoor area with 3 terraces, sun loungers, sofas and parasols
- Two dining tables and seating areas
- Table tennis table
- Outdoor kitchen with gas BBQ, food prep area and 2 drinks refrigerators



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- Free parking outside the villa
- Security shutters throughout the whole property

#### Surroundings

- » 900 m away from Praia do Garrão & Marias Restaurant
- 500m away from communal Dunas Douradas facilities
- » 3 km away from the Vale do Lobo Golf Courses
- » 4 km away from Quinta Shopping
- » 18 km away from Faro Airport

This property offers access to all the common facilities of Dunas Douradas, such as: a main reception, Roman-style swimming pool for adults and children (free access), Xénia Restaurant, pool bar, mini-market and Aesthetics Centre (subject to availability and booking).

The common areas are for the exclusive use of Dunas Douradas owners and guests using a magnetic key. The magnetic keys at the time of custody can be requested from Dunas Douradas through an amount that is refunded when it is delivered at the check-out reception).

The tennis courts can also be booked at reception (additional cost and subject to availability).

## Property Features

- |                              |                             |
|------------------------------|-----------------------------|
| • Air conditioning           | • WC of Service: 1          |
| • Fireplace                  | • Electric shutters         |
| • Cable TV                   | • Wireless internet         |
| • Pool: Heated               | • Pool type: Private        |
| • Access to Communal Pool    | • Private garden            |
| • Tennis Court               | • BBQ: Gas                  |
| • Terrace                    | • Roof terrace              |
| • Furnished                  | • Ownership: Private        |
| • Energetic certification: C | • Central location          |
| • Walking distance to beach  | • Golf                      |
| • Airport                    | • Rental License: 138300/AL |



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