

Luxury Detached Villa plot 34

Boavista
Golf & Spa Resort
LAGOS ALGARVE PORTUGAL



◆ THE PRESTIGE COLLECTION ◆

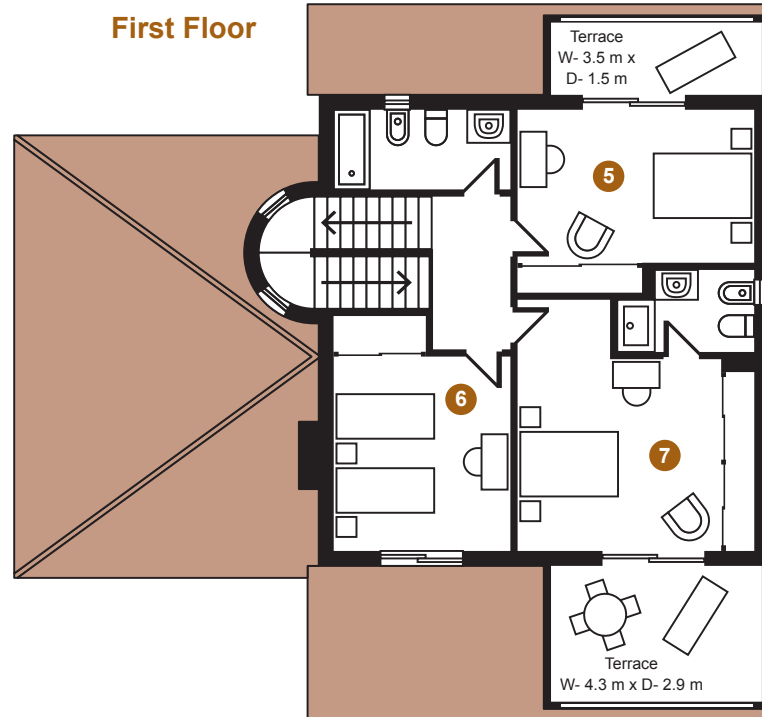
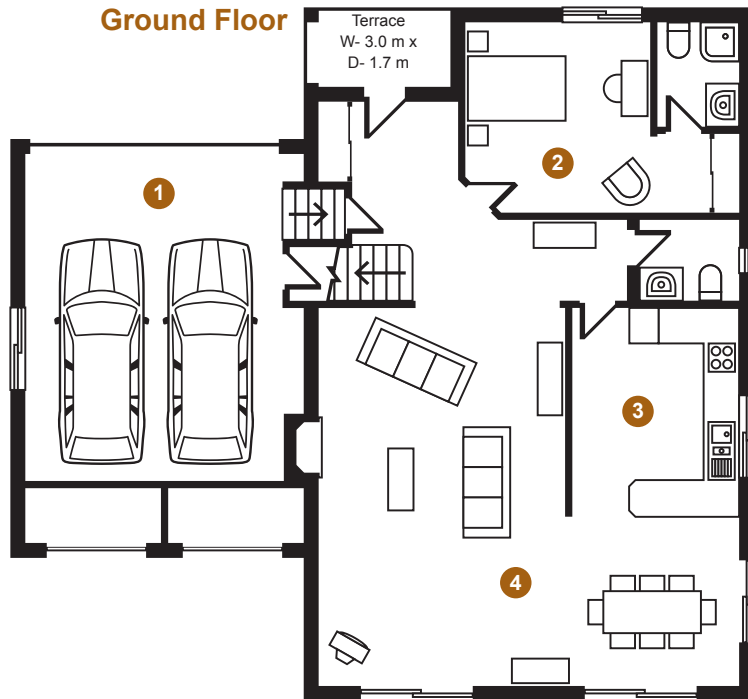
JONES
HOMES
PORTUGAL

Located within the Boavista Golf & Spa Resort a luxury four bedroom detached villa with exquisite finishes throughout...

Total Area 213 sq.m.

Total Plot Area 967 sq.m.

Swimming Pool 8m x 4m



1 Garage W- 5.2 m x D- 6.6 m	2 Bedroom 4 W- 3.7 m x D- 3.8 m	3 Kitchen W- 3.3 m x D- 4.2 m	4 Living Room & Dining Room W- 8.4 m x D- 7.6 m
5 Bedroom 3 W- 4.7 m x D- 3.0 m	6 Bedroom 2 W- 3.5 m x D- 3.9 m	7 Bedroom 1 W- 4.1 m x D- 5.0 m	

Gardens

- Fully landscaped gardens with automatic irrigation system
- Decorative driveway and entrance gates operable by remote control
- Post box and utility meter housing
- Private swimming pool 8 x 4m and pump room - with provision only for pool heating and cover
- Patio and Terrace – Klinker® Ceramic paving tile with natural stone border where applicable
- Paths and Driveway – Klinker® Ceramic paving tile and calçada
- Provision of external gas point for the future fit of a BBQ

Building Structure & Envelope

- Structural Foundation and Framework – Reinforced concrete frame, double-skin block walls with cavity insulation. Damp-proof membrane to ground floor
- Waterproofed and Insulated roof covered with traditional Algarvian clay roof tiles
- Natural stone window and door surrounds as well as building plinth and cornice

- Rendered walls with quality paint finish
- Natural stone or Compac – Marmol & Quartz® sills and thresholds
- Double glazed Aluminium thermal brake sliding patio windows and French doors
- Electric shutters thermal and acoustic insulation
- Energy efficient Solar hot water heating

General Internal

- Hollow block partition walls, smooth plastered with quality paint finish
- Decorative coving to ceilings in all living areas and bedrooms
- Oak internal doors throughout
- Electric under floor heating to ceramic tiled floors
- Concealed central air conditioning in all bedrooms and living room
- Cable TV points to living room, bedrooms and kitchen
- Telephone and computer distribution points to living room, bedrooms and kitchen

- Plumbing – PEX pipe water distribution network with gas water heating system. Alternative electric emersion water heater installed
- Salt water softener
- Starter Pack light fittings throughout

Hallway

- Video intercom system to the front entrance gatepost
- Front door with security locking system and doorbell
- Pre-installation for alarm system (security alarm not included)
- Natural stone internal staircase

Living room

- Stone fireplace with fitted Gas fire operated by remote

Kitchen

- Ceramic wall tiles and concealed down lights within false ceiling
- Fully Fitted Symphony® Kitchen with both panelled and glazed doors and concealed lighting above natural stone granite worktops

- Kitchen equipment includes Bosch® appliances such as built-in oven, microwave, electric hob, washing/drying machine, dish-washer, and fitted fridge/freezer. Other features include extractor hood, double sink and mixer tap with flexi hose

Bedrooms

- Vaulted ceilings to upstairs bedrooms
- Fitted oak type veneer wardrobes with sliding mirrored doors
- Built in safe in wardrobe

Bathrooms and En Suites

- Ceramic wall tiles with stone trimming and concealed down lights within false ceiling
- Fully fitted bathrooms with Deluxe Grohe® taps and Huppe® shower fittings
- Stone vanity tops where appropriate with built in cupboard beneath
- Light point over fitted mirror
- Electric heated towel rails and shaver point

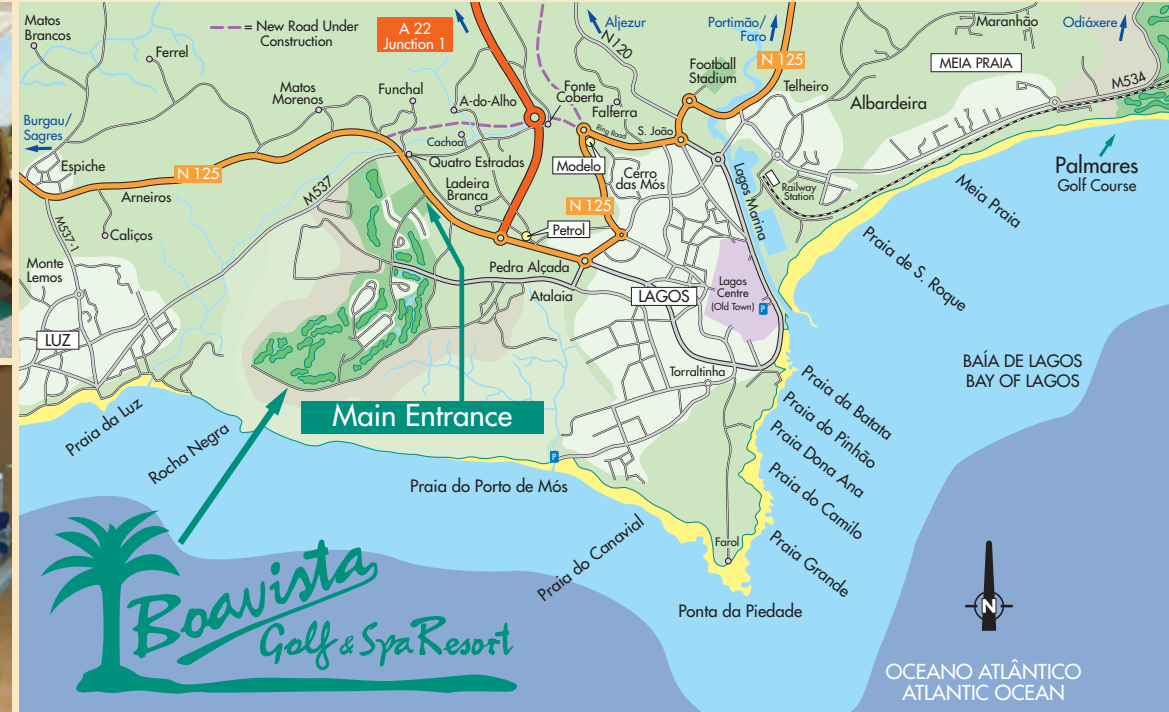
THE PRESTIGE COLLECTION offers the finest luxury properties at Boavista Golf & Spa Resort beautifully crafted with fine finishes. Nestled amidst spectacular 18-hole golf course resort with magnificent clubhouse, extensive leisure and spa facilities, where promises of things to come are already in place today for discerning clientele seeking that 'place in the sun'

Boavista
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For further information on Boavista Golf & Spa Resort please contact:

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