

FONTE SANTA 22



22 Fonte Santa is a newly renovated beachside villa, just 600 meters from Fonte Santa beach. Furnished and finished to the highest standards throughout.

The plot also has the benefit of planning permission to demolish the current villa and build a modern design replacement villa measuring approximately 850m<sup>2</sup>. plans available upon request.

This newly refurbished Beautiful three-bedroom villa in the picturesque enclave of Fonte Santa, nestled within the stunning Algarve region of Portugal. Located next to the pine forest and within only a short walking distance of the beach and a choice of restaurants.

The villa's modern styling is a celebration of contemporary design, seamlessly weaving together clean lines, muted palettes, and sleek furnishings that harmonise with the surrounding beauty of the pine forest.

Enter the heart of the villa, where a refurbished kitchen awaits. Fully equipped throughout with the new appliances, the kitchen becomes the heart of the home to enjoy cooking amongst friends and family.

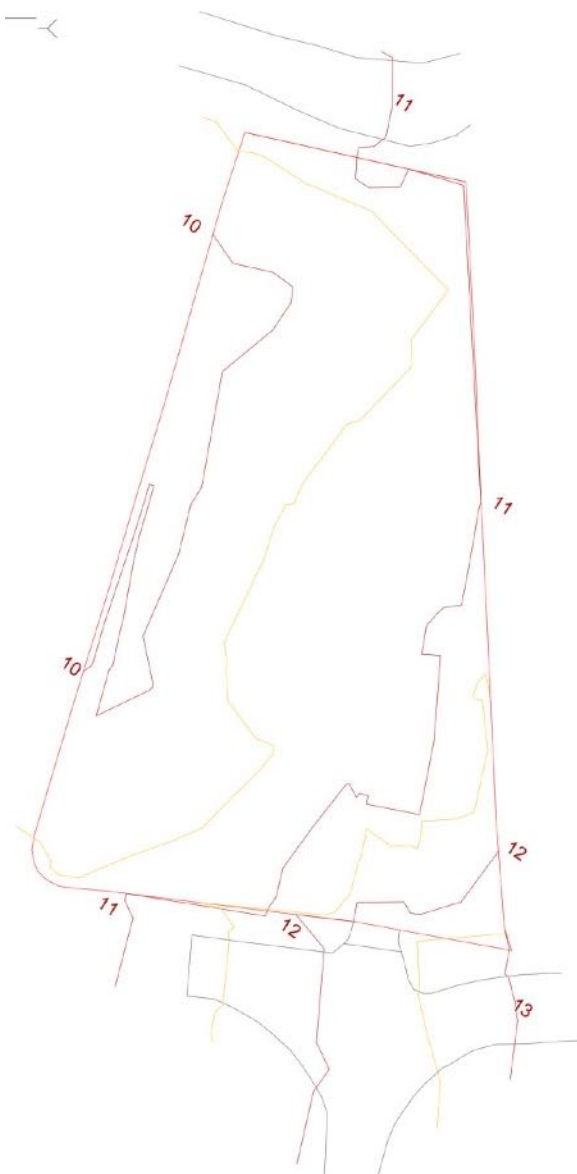
The villa presents three lavish bedrooms. The first two bedrooms, (both of which boast superkings beds), each with their own modern ensuite bathroom.

The master bedroom is a retreat unto itself, featuring a kingsize bed and generously proportioned ensuite bathroom with a luxurious walk-in shower. Step out onto the private patio, a personal haven where you can unwind with a book or simply revel in the tranquility.

Step outside to discover multiple sitting areas, offering sumptuous sofas for lounging and elegant dining tables for al fresco meals. Small yet inviting private pool, inviting you to bask under the sun's warm embrace. With the pristine beaches just a 5-minute stroll away, and renowned restaurants like BJ's and Tempura within easy reach.

An enchanting rooftop with far reaching views.

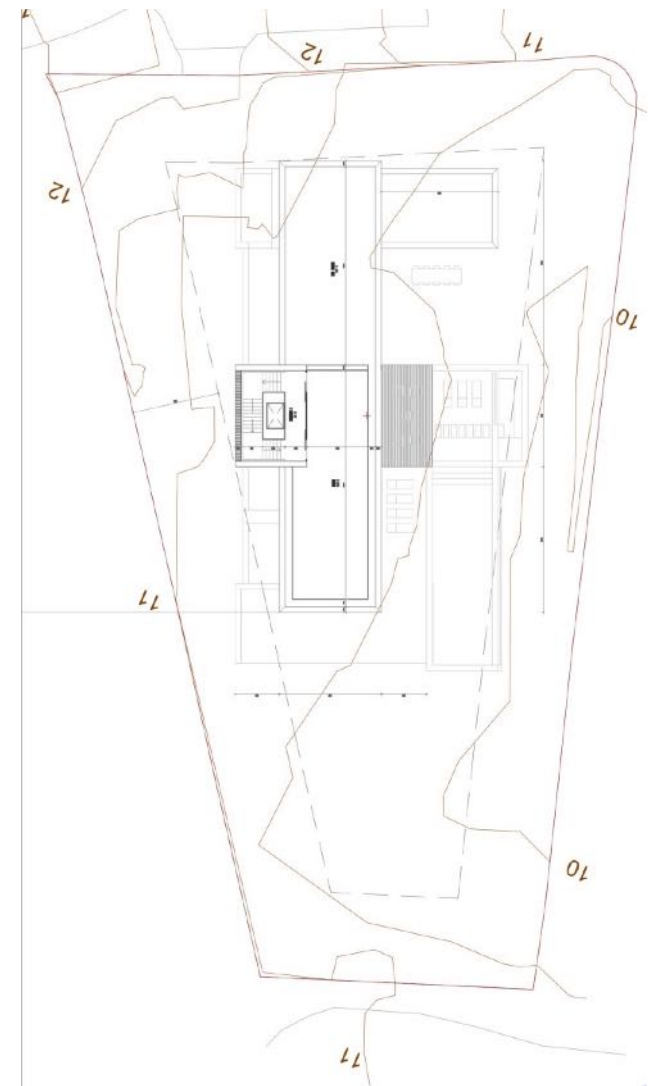
Proposed Construction Area



Trafal – Fonte Santa – Urbanização Algarvesol - Lote n.º 22 – freguesia de Quarteira, concelho de Loulé

SUMMARY TABLE WITH BATCH IDENTIFICATION OF THE DATA MENTIONED IN THE SYNTHESIS PLAN [item h) and subparagraph i), both of no. 5, of Chapter I, of Annex I and subparagraph e), of article 16 of the Loulé Municipal Urbanization and Building Regulation (RMUE-L)]  
It is planned to create three (3) parking lots inside the lot

Lot No.	Lot area (m2)	Max. Implantation (m2)	Area Max. Construction (m2)	No. of Buildings	No. of Floors	Purpose
22	2000	350,6	481,2	1	2 + Basement	HMU



With regard to the drawings present in this presentation, it is informed from the outset that they are still under development.

At the moment we are still developing the elevations, so the ones we send here are merely indicative as to the formal distribution of the house.

In terms of gross building areas we are proposing:

Floor 0 – 283.40 m<sup>2</sup>

1st floor – 197.80 m<sup>2</sup>

Basement - 432 m<sup>2</sup>

Therefore, we have 481.2 m<sup>2</sup> above ground and 432 m<sup>2</sup> in the basement, which makes a total of 913.2 m<sup>2</sup> of gross construction area, for the house on lot 22.



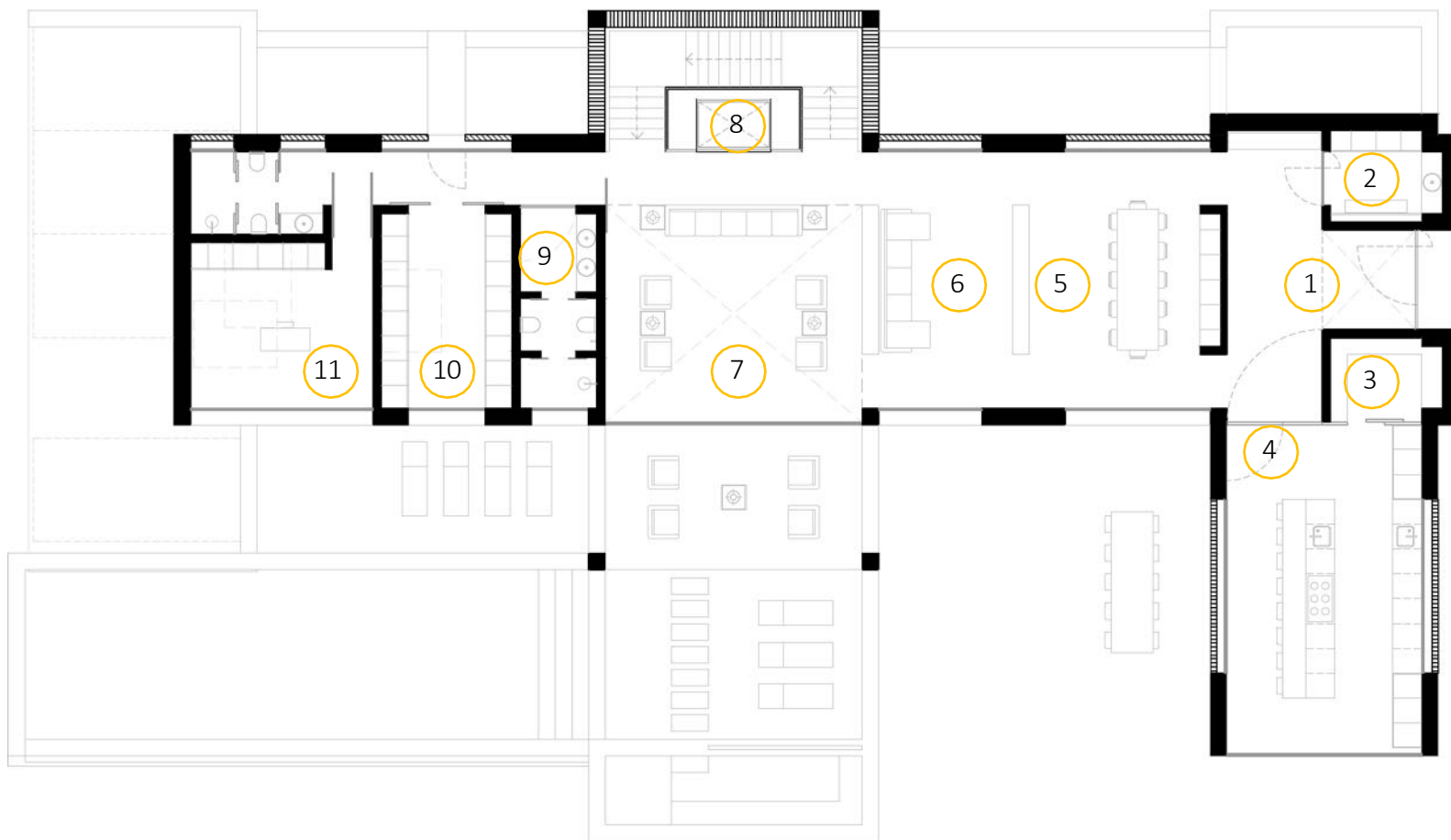
Basement occupancy proposal



Basement

For this floor we propose:

- 1 - Garage - 4 cars
- 2 Suite
- 3 Games Room | Bar with wine seller
- 4 Laundry
- 5 Bath and Toilet room
- 6 Gym
- 7 Multipurpose room (cinema | lounge | party)
- 8 Lockers and changing room area
- 9 Sauna
- 10 Jacuzzi
- 11 Outdoor garden



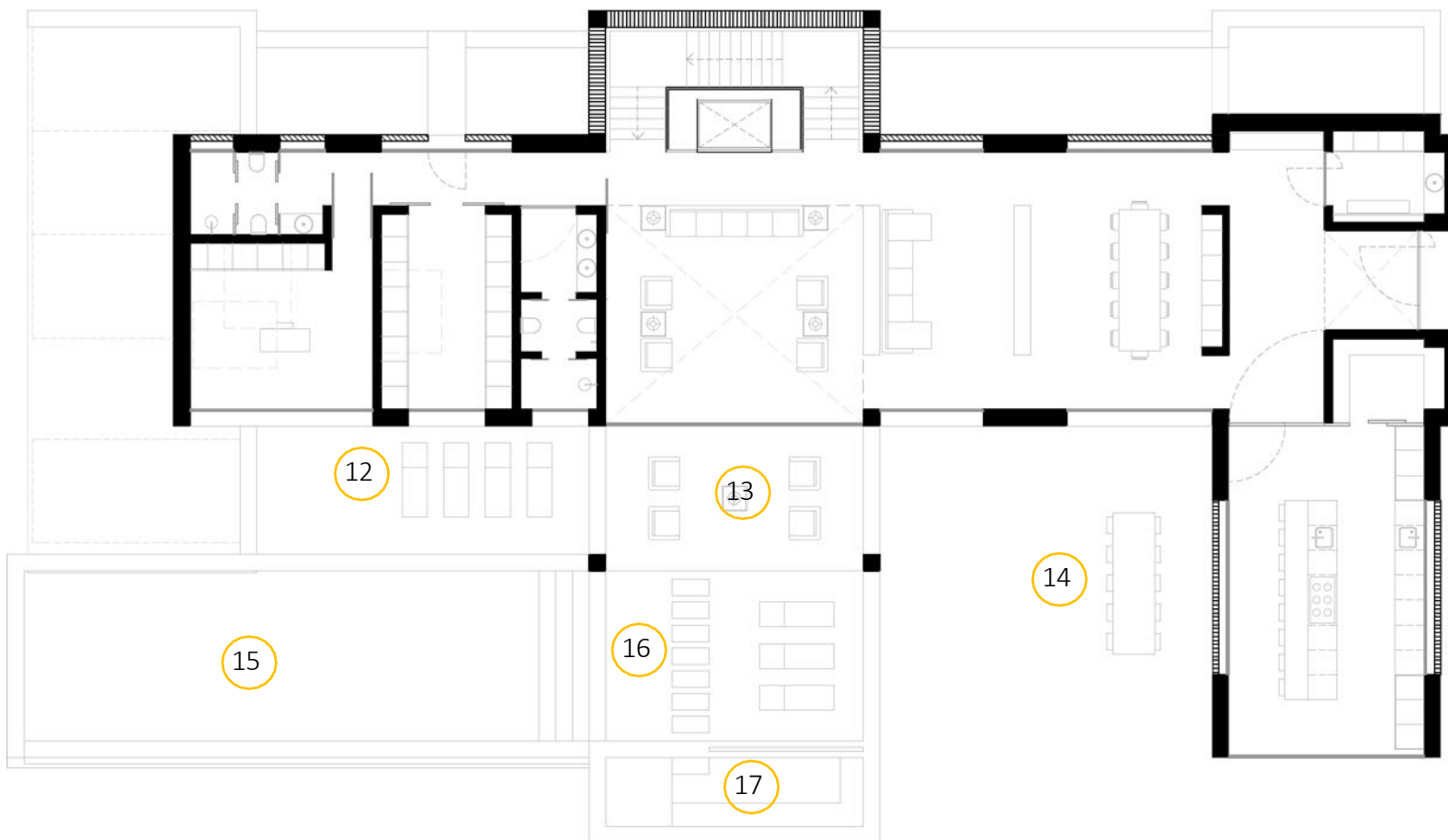
Ground floor

For this floor we propose:

- 1 - Entrance lobby
- 2 Wardrobe next to the entrance
- 3 Waiver
- 4 Kitchen
- 5 Dining room
- 6 TV room
- 7 Living room
- 8 Stairs develop around an elevator
- 9 I.S. of service
- 10 Wardrobe
- 11 Suite

Note: The Wardrobe (10) could be a bedroom or an office, with I.S. 9 and room 11 could be a suite or an office – both rooms have direct access from the outside and if we join the two we end up with a master suite on the ground floor.

Ground floor occupancy proposal – outdoor area



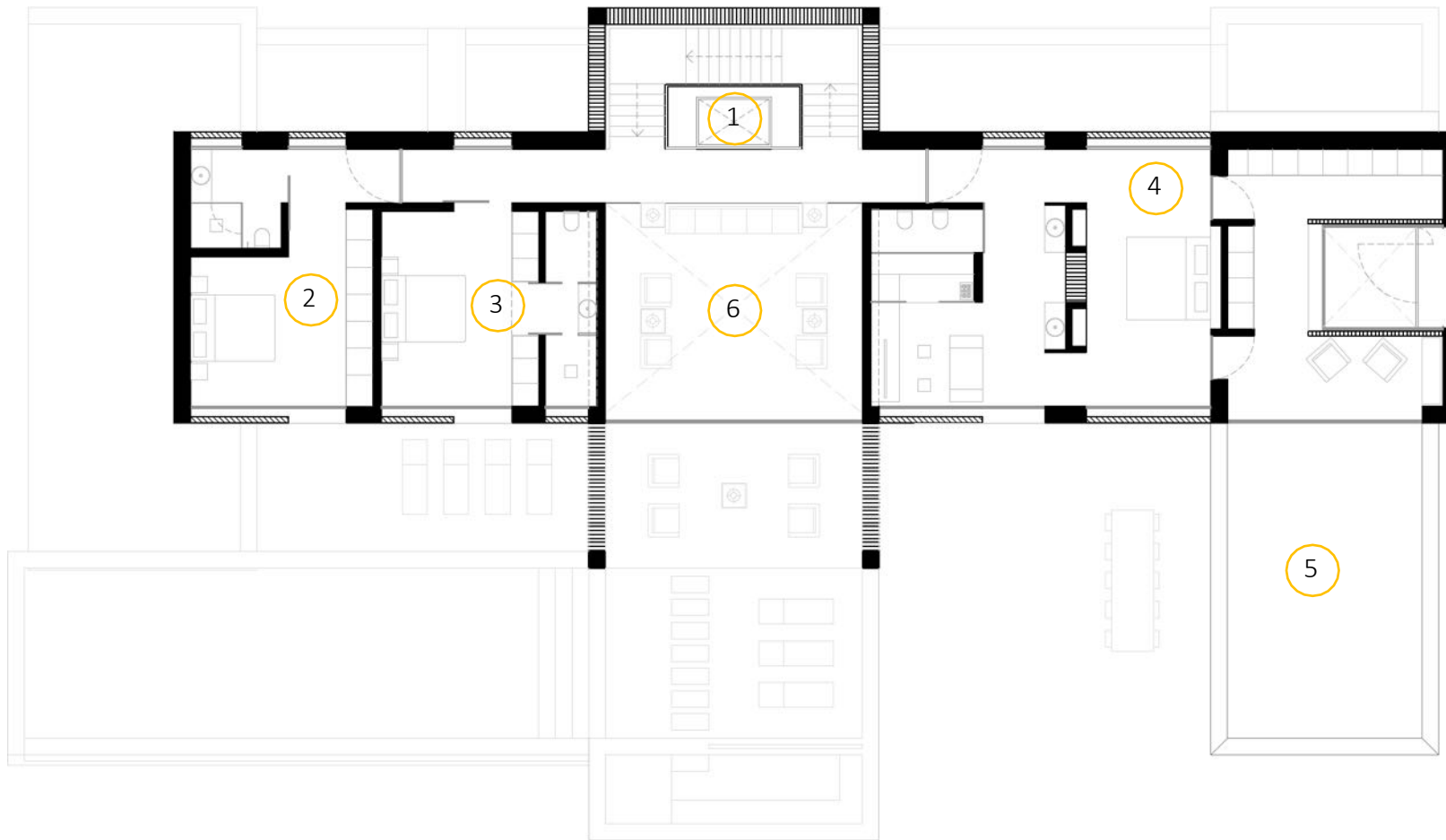
Ground floor – outdoor area

For this floor we propose:

- 12- lounge areas
- 13 Outside seating area
- 14 Outdoor dining area
- 15 Pool
- 16 Water mirror (40cm of water depth)
- 17- Outdoor seating area with fireplace – fire pit

It is expected that the entire area surrounding the ho will be landscaped.





1 ° floor

For this floor we propose:

1 Stairs develop around an elevator

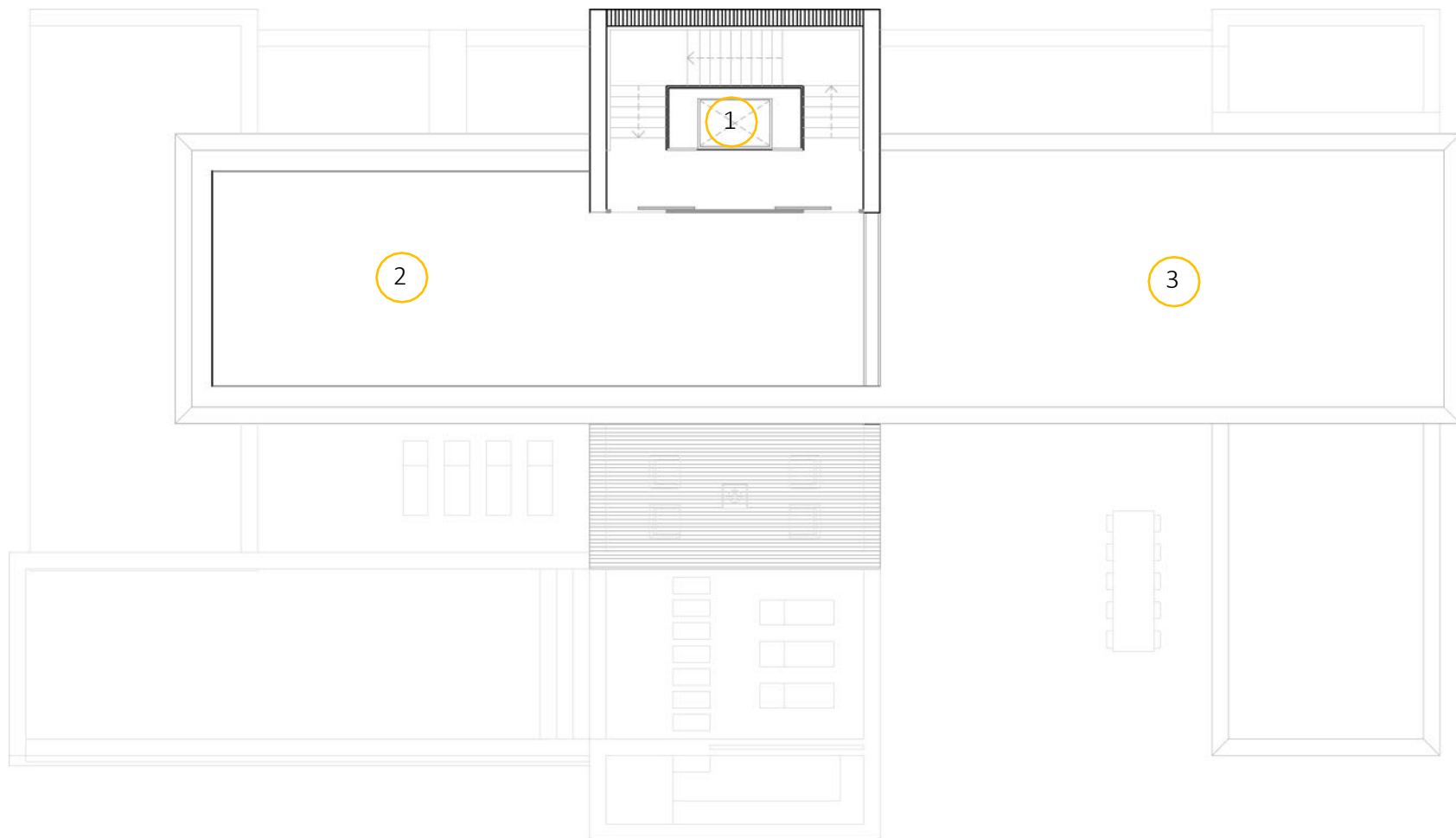
2 Suite

3 Suite

4 Master Suite – this suite has a bedroom with fireplace, wardrobe, living area, I.S. with independent toilets | Sauna | water spa | Bathtub | washbasins with make-up area and private access to terrace

5 Terrace

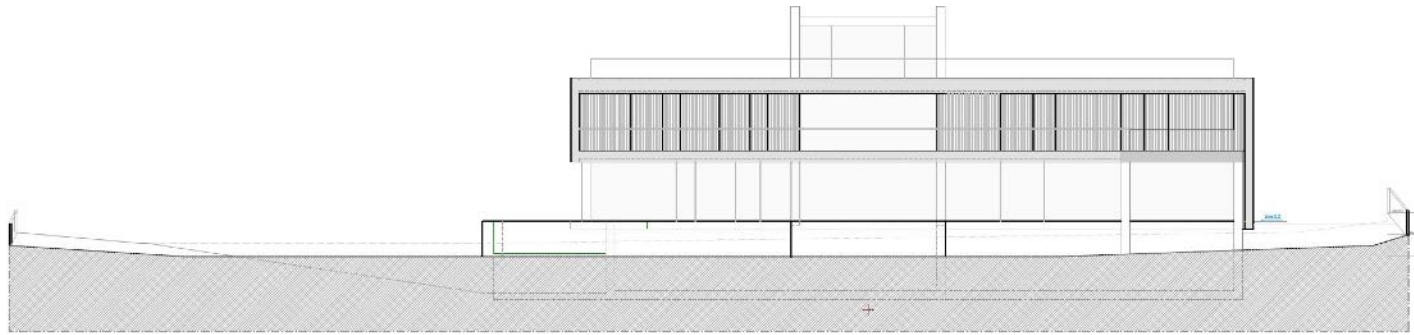
6 Opening of double height ceiling, overlooking the living room



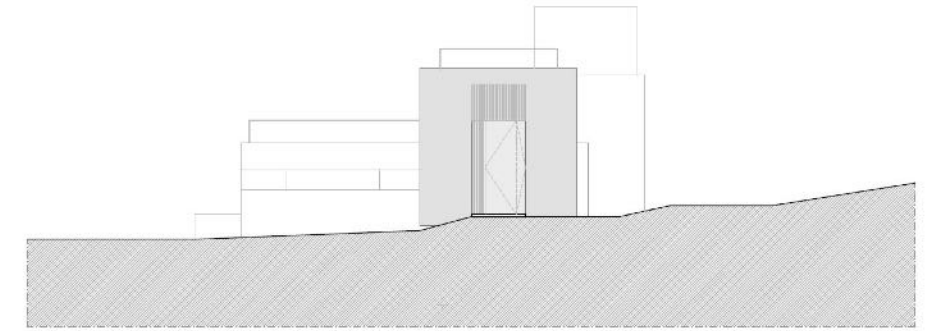
Roof

For this floor we propose:

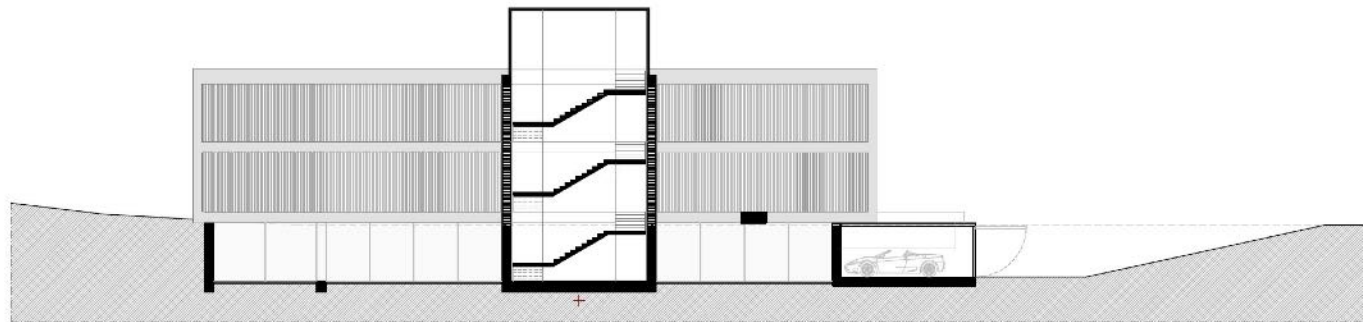
- 1 Stairs develop around an elevator
- 2 Terrace
- 3 Technical area



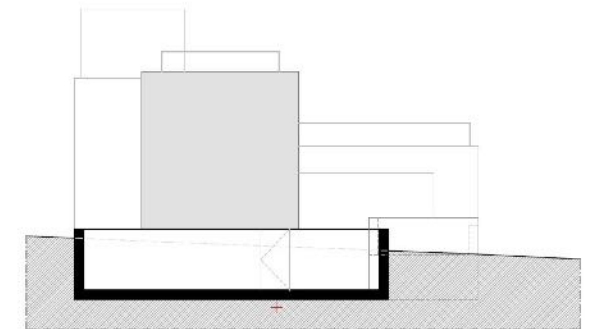
Alçado Poente



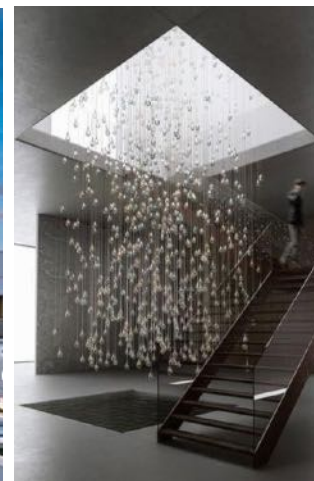
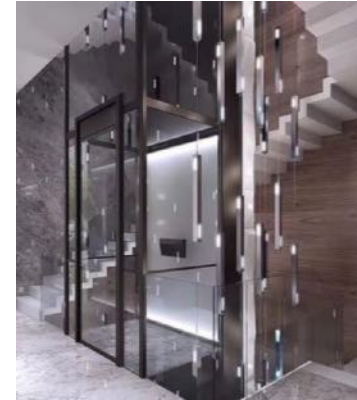
Alçado Sul

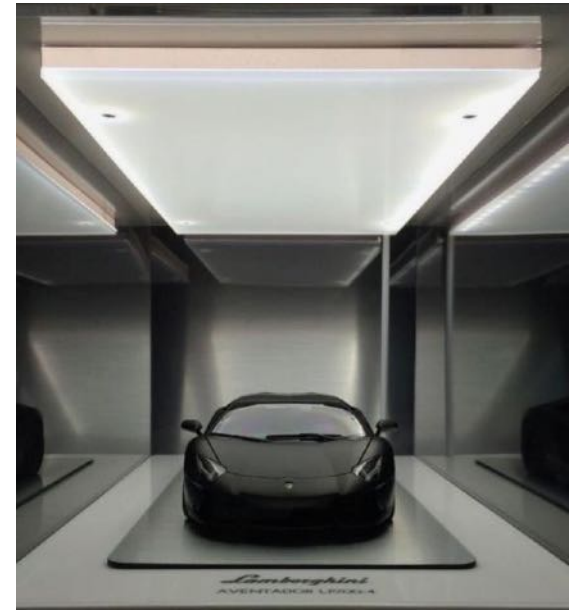


Alçado Nascente



Alçado Norte





Suite Concept

