OCEAN-COUNTRY
International Real Estate

QUINTA DA VISTA

Built in 2022/3 and completed in 2024 with love and a commitment to sustainability and quality, this family home or equally a lock-up and leave, holiday home, is ideal for entertaining with app availability for night time lighting . This exceptional property offers not only fantastic views but a mediterranean lifestyle that harmonizes with nature and Sustainability.

Designed by the famed local architect Mario Martins along side an award winning team of nuno Graves engineering and Lima Rocha Construction, this property effervesces style and elegance.

Set on a famous ridgeline backing onto woodland and farms, the property looks out over the Atlantic Ocean towards the beautiful bays of Lagos and Praia da Luz of West Algarve.

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CLASSE ENERGÉTICA

While every care has been taken to ensure the accuracy of the description and details herein, it is only for guidance and they do not constitute part of an offer or contract.

The property provides 560m2 (TBC) of living space and was designed with three clear objectives in mind: utilising the outstanding privacy to all terraces and rooms and creating a seamless flow transitioning through the various areas of the house. Finally making the property as energy efficient as possible. To that end the property faces both south and west towards the views capturing the best of the sunlight throughout the day ,through wide, tall ,windows that extend from floor to ceiling on the ground and first floors.

The exterior of the house is clad with an acrylic composite minimizing maintenance/painting which offers protection against the weather , it is also insulated to an extremely high standard, with both thermal and acoustic insulation used in some areas.

A State of the art window system has been installed throughout, offering double skin glazing with thermal break, laminated on the exterior and tempered on the interior, all windows also have the added benefit of solar control, limiting UV into the property.

The ground floor is dominated by a magnificent front entrance area with an impressive cantilever principle door leading to a striking ,bright and airy reception area with a curved floating staircase. The left wing of the property boasts a wonderful open plan aspect and incorporates a 90m2 kitchen , living and dining area . The kitchen itself is fully fitted with bespoke ,contemporary units including a large central island with ceramic tops and a range of built-in electric appliances. Still at ground floor level and adjacent to the reception area is a centrally positioned walk through office with integrated storage, a mirrored gym complete with built in TV linking the external shower area and the sauna which has Led lighting and stone clad wall. The cinema/media room can be found adjacent to the Gym and has acoustic insulated walls and carpeted tiered seating area, complete with entertainment bar and 86” QLED screen

The first floor contains a total of three double bedrooms. The principal suite (62m2) stunning views of with floor to ceiling windows on two sides and an en suite micro cement bathroom, with a superb feature of an elegant Italian porcelain bath which sits central to the picture window overlooking the bay of Praia da Luz out to the Ocean , the suite also boasts a 12m2 dressing room and wardrobes with Led lighting and a 13sqm terrace with wonderful views. The two guest bedrooms both have en suite shower rooms with micro cement finish and brass tap ware with views over lagos bay and a private terrace.

Externally the property has ample entertaining terraces and also offers an Infinity razor edge Pebble pool with beach entry and bubble seat with a cascading water fall into a lower pool. The exterior mediterranean micro cement kitchen(32m2) fitted with Bosch appliances, bbq and gas hob, over looks the pool and terraces with views towards Lagos. Close to the summer kitchen is a convenient wc with matching micro cement walls and castle stone floor. Steps lead down to an independent annex with with terrace , bedroom with en-suite shower room and kitchenette perfect for staff, guests or children.

Quinta Da Vista is approached off a little-used country lane (tarmac) and accessed via a private driveway with electric gated entrance which sweeps down into the parking area and garage with ample space for several vehicles, giving access through the garage to the kitchen area.

TECH SPEC

All current warranties are transferable and in place
3 RGB LED pool lights 12 colours
Heat Pump Astral Pool Pro Elyo Touch PET 13 pool heater
Air water heat pump Baxi Platinum Plus 25 kW, three phase
Combi tank Reflex 1000 liter, with instant hot water production and solar thermal heat exchanger
Integrated Rain collection under terraces 150sqm
A full technical specification of sustainability, KNX, control4 and HVAC is available upon request
Tank 1 2,000ltrs (Main)
Tank 2 5,000ltrs (rain)

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With Pre-filter for rainwater system vortex 100
Digital Irrigation for garden
Established low maintenance garden requiring little water
Slimline Geberit efficient toilet flush (4.5ltrs) exemplary in terms of water consumption
Heat pump waste water also feeds Tank 2
House Pre installed for water making Via PV feeding Tank 1
Kooker tap offering filtered 100c boiling, filtered chilled and sparkling water
3 bosch ovens
Bosch induction ceramic hob
3 fridges, ice maker, 2 freezers, wine fridge, gas hob, gas bbq
4 velux ceiling windows, 2 velux windows in principle suite open and close and have black out blinds (RC)
400 m2 - 12 independent zoned Smart Hydraulic floor heating UPONOR with smart thermostats
Recessed Horizontal fancoil DAIKIN cooling throughout 8 smart zones
Hybrid Inverter Growatt SPH 10000TL3 BH 10kW 3Phase
Growatt BMS HVC 60050-A1, BMS
X 8 Lithium battery Growatt ARK 2.5H, high voltage battery
Contract in place to sell back to the grid further lowering costs
Capacity to add more to this modular system
X2 EV charging points
1 Tesla destination charger (70klms per hr)
Capability to charge one car, run household appliances, heat pool and take a sauna all in one day - cost neutral (summer)
Hikvision CCTV
Alarm with emergency contract and call out
Jet stream 28 port gigabit smart switch
Internal & external WIFI 500mbs in every room and outside
Internal & external TRIAD amplifiers
Bowers & wilkens architecture speakers external
Bowers & wilkens internal recessed speakers
11 zone audio matrix
KEF garage speakers
4 Zone Video Matrix and 4k receiver for all channels
Technical room complete with server rack, glass door, led lighting and acoustic insulation and air control
Integrated digital UPS back up battery, maintains all core infrastructure including wifi for 2hrs
Independent acoustic insulated carpeted media/cinema room with entertainment Bar & 86” QLED screen
Dolby Atmos Amplifier, monitor audio 5.1 cinema experience sound with fibre optic lighting and 6 zones of independent lighting
11 Windows have recessed bandilux blinds on Demotics (KNX), first floor with blackout
Each room has ample USB/C fast charging inc garage and kitchen worktop
Pressurised water system for house water
Pressurised water for external water
Internal Secondary circuit for hot water - no delay minimising wastage and time
Cave with substantial storage
Pre installed for future upgrades
All technology is integrated into the smart KNX hub - one app for everything

This unique property is situated just a short drive from Faro International airport (45minutes) on the main A22 Algarve Motorway junction 1. The property is situated in a prestigious area of Lagos towards Praia da Luz. Lagos which is the old city of West Algarve with its International Marina and cobbled pedestrianized streets, with it main promenade overlooking the ocean, offers an array of restaurants and shops. Close by is the once fishing village of Praia da Luz some 3 minute drive away from the property with its famous Black Rock .Close-by also is the Boa Vista Golf Resort and Spa (5min) .

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Viewing is by appointment only. Please contact our main office or E mail us to set up your viewing.

RSV100-1071

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