

4-BEDROOM VILLA ALBUFEIRA

Contemporary 4-Bedroom Villa Steps from Albufeira Marina

REF. IM021-FS

€1.625.000



THE PROPERTY

Some addresses need no introduction. Várzea da Orada is one of them — a central residential enclave in Albufeira, just a short walk from the marina and the golden coves of Arrifes and São Rafael. Here, in a private development, rises this contemporary 4-bedroom villa, newly built and ready to move in by 2026.

The house is distributed across three floors, designed with the understanding that a holiday home should function as well as a permanent residence. On the ground floor, the living and dining room opens into a spacious open-plan layout with the kitchen, featuring large windows overlooking the garden. A suite on this floor ensures comfort and privacy for those who prefer living without stairs, or elegantly accommodates visiting guests. On the first floor, three generous bedrooms — each with its own private bathroom — welcome the family with space and intimacy rarely found in new homes. Below, the basement houses the technical and storage areas, preserving the aesthetics and tranquility of the main floors.

The 582 m² plot provides space for a garden, private pool, and outdoor dining areas.

Built to the most demanding sustainability standards, the villa achieves an A energy rating. Solar panels, high-performance double glazing, reinforced thermal insulation, and natural ventilation translate into minimal bills and constant interior comfort throughout the year.

Várzea da Orada combines the consistent appreciation of Albufeira real estate with the security of a private development and the peace of mind of new construction, delivered ready to inhabit, without works and without surprises. It's a house suitable for primary residence, second holiday home, or tourist rental investment in one of Europe's most sought-after destinations.

Albufeira is one of the most central points in the Algarve and this centrality translates into daily logistics. The A22 is just minutes away and puts the entire western and eastern Algarve within reach — from Lagos to Tavira. Faro international airport is about 35 minutes away, making this address viable both for year-round residents and seasonal visitors.

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4
BEDS

5
BATHS

156 m²
AREA

582 m²
PLOT

A
ENERGY RATING









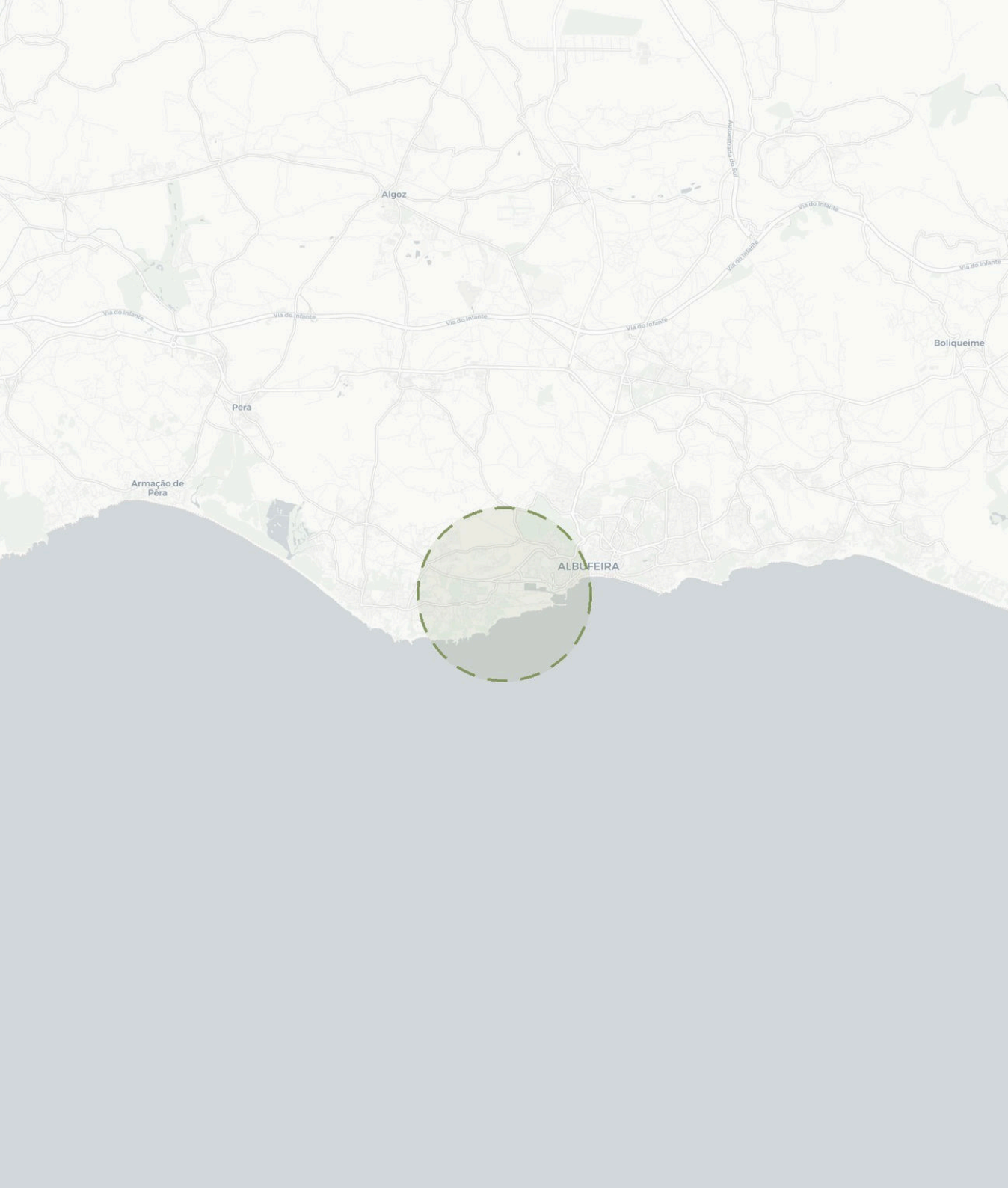
DETAILS

BEDROOMS	4
BATHROOMS	5
LIVING AREA	156 m²
GROSS AREA	180 m²
PLOT	582 m²
YEAR	2026
CONDITION	New
ENERGY RATING	A
PRICE	€1.625.000

FEATURES

- Swimming pool
- Garden
- Parking
- Terrace
- Balcony
- Fireplace
- Air conditioning
- Fitted kitchen
- Fitted wardrobes
- Solar panels
- Double glazing
- Thermal insulation
- Central heating
- Storage room
- Basement
- Pool view
- Garden view
- Mountain view
- NZEB building





LOCATION

Albufeira e Olhos de Água

Albufeira, Faro

APPROXIMATE LOCATION



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