

2-BEDROOM VILLA LOULÉ

Exceptional Investment Opportunity in São Faustino

REF. IM040-FS

€375.000



THE PROPERTY

We present a unique investment opportunity in São Faustino, Loulé - two adjacent properties with tremendous appreciation potential in one of the Algarve's most tranquil residential areas. With a total of 310m² of land and stunning sea views, this real estate ensemble offers multiple monetization possibilities.

The portfolio includes two independent urban articles: a main T2 villa with 68m² of useful area distributed across a south-facing living room, equipped kitchen, two spacious bedrooms and two bathrooms, plus an exterior suite that can be maintained separately or integrated. The second urban article offers an additional 131m² of land with existing construction, allowing for expansion or independent development.

The strategic location ensures excellent appreciation potential - just 15 minutes from Faro Airport, with direct access to the A22 and A2, proximity to Mar Shopping and the prestigious Algarve beaches. The consolidated residential area of São Faustino has recorded consistent appreciation of 5-8% per year.

This property represents an exceptional opportunity for visionary investors. The renovation potential allows creating a premium product with an estimated return of 6-8% in annual rental or significant capital gains in resale after rehabilitation.

2
BEDS

2
BATHS

136 m²
AREA

310 m²
PLOT

E
ENERGY RATING







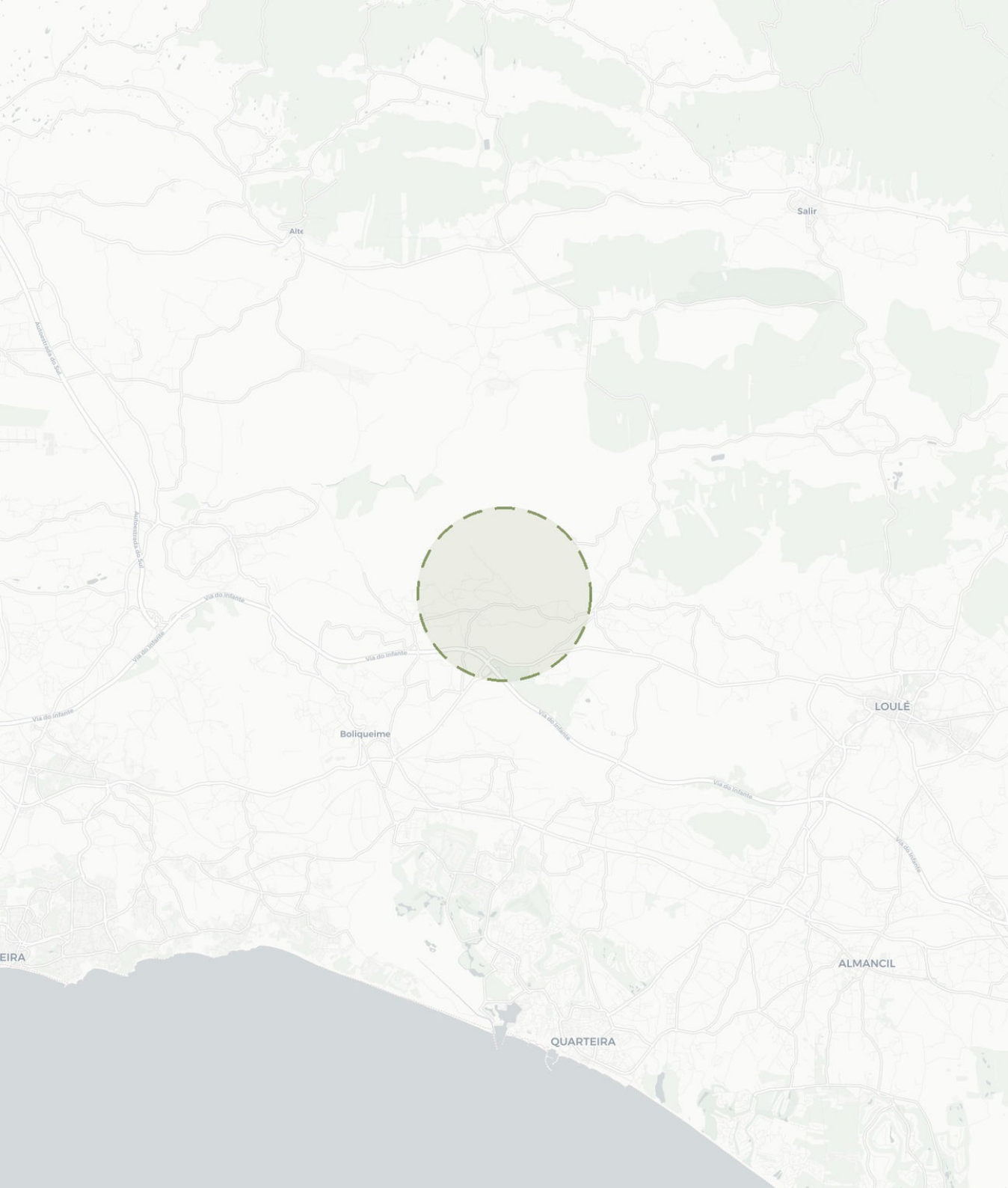
DETAILS

BEDROOMS	2
BATHROOMS	2
LIVING AREA	136 m²
GROSS AREA	160 m²
PLOT	310 m²
CONDITION	Renovated
ENERGY RATING	E
PRICE	€375.000

FEATURES

- Garden
- Parking
- Terrace
- Balcony
- Air conditioning
- Fitted kitchen
- Storage room
- Sea view
- Garden view
- Mountain view





LOCATION

BOLIQUEIME

Loulé, Faro

APPROXIMATE LOCATION



Felipe Silveira

REAL ESTATE CONSULTANT · 2ND HAUS

+351 926 573 099

felipesilveira@2ndhaus.pt

www.2nd.haus

R. DO BARRANCO 9 LOJA D · 8400-508 CARVOEIRO · AMI 15284

The information in this document is for guidance only and does not replace the property's legal documents, nor does it constitute any contractual commitment or offer. Prices and availability are subject to change without notice.