

7-BEDROOM VILLA ALBUFEIRA

T7 Guesthouse with Pool in Sesmarias – Investment Opportunity

REF. IM052-FS

€2.000.000



THE PROPERTY

Located in the prestigious area of Sesmarias, Albufeira, just minutes from the Algarve's most sought-after beaches, this T7 villa represents a unique investment opportunity in the short-term rental and guesthouse segment. Set on a generous 1,000 m² plot with 386 m² of covered area spread across two floors, the property benefits from a south-facing orientation and a strategic position between Albufeira and Olhos de Água — one of the region's highest-occupancy tourist zones, delivering consistently strong returns.

The fully renovated interior combines modern, neutral finishes with excellent natural light: light-toned flooring, spacious open-plan living areas with generous ceiling heights, and multiple reception rooms — ideal for a multi-room operation or co-living model. The 7 bedrooms and 8 bathrooms are designed to maximise nightly revenue, with a layout purpose-built for intensive tourist use. Aluminium double-glazed windows, air conditioning, central heating, solar panels for hot water, and a fully equipped kitchen ensure year-round comfort and operational efficiency.

Ready to operate, with integrated management technology. Unlike most properties on the market, this home is fully equipped for efficient, remote management: CCTV surveillance system, electronic locks with keypad access for self check-in, optimised Wi-Fi with full-property coverage, a video intercom, and a comprehensive smart-home infrastructure. Everything an investor needs to manage the operation remotely, reduce staffing costs, and elevate the guest experience.

Outdoors, the private pool with a generous sun deck, terraces with open countryside views, and a Mediterranean garden create the premium setting today's luxury market demands. Ample private parking completes the offering, ensuring convenience for every guest.

Operationally designed for efficiency. The property also features a spacious utility and laundry room — essential for the smooth running of a short-term rental, enabling linen management and equipment storage without encroaching on the main living spaces.

Additional income potential. The property further benefits from an independent annex, ideal for creating an additional accommodation unit, a co-living space, or staff quarters — a direct boost to annual revenue and a clear differentiator from competing properties in the area.

With strong gross annual yield potential in the short-term rental segment, eligibility options worth exploring for international investors, and sustained capital appreciation in the surrounding area, this is a true turn-key asset in one of Europe's most resilient property markets. A strategic acquisition for portfolio diversification in the Algarve.

7
BEDS

8
BATHS

300 m²
AREA

1000 m²
PLOT

D
ENERGY RATING











DETAILS

BEDROOMS	7
BATHROOMS	8
LIVING AREA	300 m²
GROSS AREA	450 m²
PLOT	1000 m²
YEAR	1995
CONDITION	Used
ENERGY RATING	D
PRICE	€2.000.000

FEATURES

- Swimming pool
- Garden
- Garage
- Parking
- Terrace
- Balcony
- Air conditioning
- Fitted kitchen
- Solar panels
- Double glazing
- Central heating
- Storage room
- Basement
- Sea view
- Pool view
- Garden view



Albufeira e Olhos de Água

Albufeira, Faro

GPS 37.08307, -8.28433



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