



Vila Nova de Cacela - Villa



6	7	2735	643	3 500 000 €
Bedrooms	Bathrooms	Area (m ²)	Land Area (m ²)	(EUR €)

Unique Contemporary luxury Villa in MONTE REI Golf Resort with wonderful sea view.

This incredibly well-designed three-storey villa is a unique opportunity to own something very special, located peacefully-nestled in the picturesque hills of the Eastern Algarve. Located in the same area that the famous golfer Jack Nicklaus fell in love with himself.

His Signature course at the Monte Rei Golf and Country Club is regularly ranked as the best and most exclusive course in Portugal, the home of European golf, which has been challenging players of all abilities and handicaps from across the world since 2007.

Soon there will be, just behind this property and overlooking the first hole of its sister course, the all-new second Jack Nicklaus designed course on the Algarve, a truly superb setting.

The villa was recently completed with the installation of the luxury fixtures and fittings:

T +351 281957149 ¹ • E info@proluna.com

**rua 1 de maio, 32
AMI AMI 10970**

¹ (Call to national fixed network) | ² (Call to national mobile network)



From all three levels, a fantastic view of the surrounding countryside and the sea is offered, including views from Tavira all the way to Spain on a clear day, something that very few properties can boast.

Ultra-modern design from one of the Algarve's up and coming architects, this property offers a beautifully sleek and elegant space which has been finished to the highest level, offering substantial open-plan area that contains a fully equipped and quality kitchen with island (separate prep-kitchen and utility room) leading to a grand dining room and the main large living space all complimented by quality marble tiles and wonderful natural light during the daylight hours. There are 6 bedrooms in total, each accommodating their own quality bathroom suite. The large glass doors slide back to provide total outdoor-indoor living experience for those days and evenings of pool-to-terrace eating and entertaining or mornings to enjoy the sun and the views.

Large floor to ceiling glass windows on the ground and upper floors provide you with panoramic views of the Algarvian coastline and what will soon be the second-best golf course in Portugal, a breakfast worth getting up for!

It doesn't stop there, as there is a very spacious upper terrace to further enjoy the wonderful views and the lovely infinity pool and gardens on the ground level below. The basement has been cleverly designed to house even more entertainment and fitness rooms, with the addition of a Cinema room with its own WC, Gym, Sauna and an extra en-suite bedroom as well as a utility space. The garage is also located in the basement, with an electric charging point for several cars or golf buggies to allow you to recharge after golf sessions.

All floors can be accessed via the internal lift. Underfloor heating throughout and demotic system allowing you to control several controls within the villa remotely from your iPad.

With the location, the design and build quality and finishings, this amazing villa is one of the best investment opportunities on the Algarve right now. Viewing highly recommended to truly appreciate this villa,

Features:

- Six rooms with private bathrooms
- Automated entrance gates and security entrance door (multiple locks)
- Open-plan kitchen and MEN Premium branded island, fully equipped with NEFF equipment and appliances, dining room and living room
- Lounge area and / or reading area
- Separate pantry and kitchen laundry areas (SAMSUNG washing machines and SAMSUNG dryers)
- Changing room for visitors
- Floating design stairs to the 1st floor
- ELEVIS DELUX Premium home elevator for all storeys (from the basement, ground floor and 1st floor)
- Outdoor heated infinity pool
- Barbecue area
- Closed garage for several cars (with connection for charging electric vehicles/buggies)
- Finishes in high quality porcelain materials and Tarima Veta Parket Extended Stora Authour wood floors in the rooms
- Fully equipped bathrooms, covered with tiles from the Porcelanosa brand and premium quality sanitary wares from the Roca brand (master-suites with bathtubs) included

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- Sliding, energy efficient and high-performance high-end windows from LUMEAL
- CONTROL4 demotic installation system (or another similar quality brand) allows controlling heating and lighting throughout the house
- VALENA LIFE and HAGER lighting and equipment. Adjustable throughout the house, connected to the Control4 demotic system (or another brand of similar quality)
- DAIKIN central HVAC system and GIANCOMINNI brand underfloor heating with solar panels, for heating and cooling, also connected to the demotic system
- CONTROL4 (or another brand of similar quality)
- Exterior lighting of the house and terraces of the Proarchled, Dopo, Cristher brands
- Wide spaces with covered terraces on the ground floor
- Generous rooftop spaces on the 1st floor
- Play area/cellar + Kitchenette/Utility
- Gym + bathroom area
- Cinema room with pre-installation for cinema room
- Sound system ambient system prepared to connect to Control4 (or another brand of similar quality) inside and outside the house
- Media Entertainment system ready to connect to Control4 (or another brand of similar quality)
- Barbecue (BBQ)
- Space for garden stone fire pit
- CCTV + Alarm
- Lawned garden with native trees, trees, herbs and shrubs of exemplary class.

Exceptional villa in a privileged position, viewing highly recommended!

Call our team to book your viewing or virtual viewing. 00351 281 023 461.

Property Features

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