



## São Brás de Alportel - Urban land



 4	 4	 260	 1565		<b>100 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	(EUR €)

## Two Exceptional Plots for Sale in the Beautiful Algarve

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Are you looking for the perfect place to build your dream home in the serene surroundings of the Algarve? We offer two unique plots, ideal for realising your housing needs and generating rental income.

#### Lot 1:

Your Dream Villa in the Making. Size: 1.031 m<sup>2</sup>

Approval: Architectural plans approved on 31/01/2024

This plot comes with fully approved building plans, which means that you can start building your villa immediately.

The plans include:



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**Mexilhoeira Grande Portimão  
AMI 23847**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



Constructed area: 190 m<sup>2</sup>

Classification:

Open plan kitchen, dining area and spacious living room

4 bedrooms, each with its own bathroom

Hall, storage room and a guest toilet

Direct access from the living room and kitchen to the large terrace and swimming pool

Extra Space: Large basement/garage of 70.80 m<sup>2</sup>

The villa has been designed with flexibility in mind and can easily be split in two separate units. One unit with an open plan kitchen, living room and bedroom with en suite bathroom, and a second unit that can be rented out, consisting of 3 bedrooms with private bathrooms, a common bathroom and a living room and small kitchen.

Lot 2: Plenty of possibilities

Size: 534 m<sup>2</sup>

Status: Construction authorized under municipal plan "Espaços Urbanizavel a reestruturar"

This plot, connected to the larger plot, offers the possibility to create a guesthouse or build a second villa.

Although there is currently no approved project, the plot falls within the urban perimeter of Javali, which means

means that building permits can be granted.

Location and surroundings

Both plots are located in a quiet rural area with a beautiful view of the landscape and nearby homes. Javali is a charming location that offers new Residents gladly welcomed.

For nature lovers, the

Plenty of hiking trails, picnic areas and small lakes nearby.

Easy Access to Amenities

City: Only a 15-minute drive to São Brás de Alportel, with all the necessary Facilities.

Airport: 30 minutes drive to Faro airport.

Your future starts here

Whether you want to build your own dream home, are looking for a holiday home or If you are considering investment opportunities, these plots offer everything you need. Please contact us for more information and to schedule a viewing.



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## Property Features

- Terrace
- Views: Countryside views, Mountain views
- Septic tank
- Garage
- Double glazing
- Solar heating



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