



# €340,000

Ref: PW3485

Modern centrally located 2 bedroom apartment close to the town and the beach, within excellent condominium boasting pools, tennis and restaurant.

- Pool
- Storage
- Equipped Kitchen
- Balcony
- Amenities
- Concierge Service
- Lift
- Gym
- Heating
- Closed Condominium
- Garden

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Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940



## Property Description

Luxury 2 bedroom apartment in Luz within high end condominium.

This thoroughly modern and tastefully designed apartment set below the World famous rugged cliff scenery of Praia de Luz is excellently priced and can function equally well as a comfortable home or a profitable investment option.

Praia da Luz is unique in the sense that it generates large tourism numbers whilst retaining it's historic charm as an Algarvian fishing village.

Located within a condominium of a particularly high standard, this elegant 1st floor apartment exudes class amid a minimalist background. The entire condominium's theme has echoes of the Moorish design of yesteryear in a grand style.

The secure card key system offers peace of mind, though Portugal is consistently ranked in the top 5 safest countries in the World, the heavy iron gate at the entrance to the building removes any safety concerns immediately.

The impeccably maintained elevator or wide, accommodating stairs offer passage to the 1st floor and the apartment itself. The generous entrance hall gives way to the guest bathroom on the left hand side. Replete with bath and bidet, and beautifully tiled throughout.

On the right side of the hall is the first bedroom, boasting double fitted wardrobe and double sliding patio doors to the front balcony.

Adjacent to the front door at the end of the hall is the master bedroom. En suite, double fitted wardrobes, and again with double patio door access to the front balcony - with views to the right of Luz cliffs. The large en suite also houses a bathtub and revels in the same design as the guest bathroom.

The treated hardwood and tiled flooring permeates throughout the entire apartment creating a refreshing contrast.

The open plan living / dining area is big, bright and airy and adorned with sliding patio doors out onto the main outdoor terrace / balcony section with views over the exquisitely maintained gardens below.

A doorway divides this area from the impressive kitchen and utility area. Long enough to have a galley-like feel, but wide enough to incorporate a table and chairs, there is also outdoor access at the far end. Fully enshrined with all the necessary equipment in a modern chrome style, the kitchen is both functional and aesthetically pleasing in equal measure.

All rooms have air conditioning / heating systems, electric black out blinds and light fittings built into the ceiling to continue the modern trend.

The apartment comes with it's own allotted parking space and storage room underneath the main building, with private access for residents only.

The condominium has a private gated area with swimming pools (one heated), tennis courts, lavish gardens, restaurant and poolside bar.

This property is residentially licenced and sits in a privileged position in an exclusive condominium giving the owner the beneficial option of renting both for short or long term rentals. The envious location all but guarantees a high yield in the

peak Summer months and with the dawn of the 'digital nomad' Winter rentals are in higher and higher demand.

This delightful apartment and its surroundings provide an ideal home close to all amenities, a profitable investment or indeed, both.

Praia da Luz is one of the Algarve's most famous beaches but is far from the development levels of the Eastern resorts of Albufeira and Vilamoura, maintaining its charm and feeling. The Western Algarve as a whole has a slightly different pace of life about it, while still generating sold out accommodation in high season.

The large expat community and golf tourists ensure that this town has a constant flow year round.

Further West and the towns and villages get smaller. The rugged landscape of this corner of Portugal is dominated by national parks and therefore ensures mass tourism and high rise Hotels will not be a feature of the landscape.

Luz is well stocked with a rich variety of cuisine options, including award winning seafood restaurants hawking the day's catch. Beachfront bars and cafes are in abundance for those looking to have a stroll and a drink.

For the more adventurous, the Western Algarve is a hotbed of outdoor pursuits. A network of cycle paths intersect here. Luz is part of the World famous 'Fisherman's Trail' hiking route. The area has long been established as a surfer's paradise. Golf courses abound.

Nearby points of interest

-Bars and restaurants are 5 minutes walk away

-The famous beach of Praia da Luz is less than 10 minutes walk away

-The nearest supermarket is 2 minute's drive or a 10 minute walk

-All necessary amenities such as doctors, dentists, gyms, hairdressers, post offices etc are within the town and no more than 10 minutes drive

-4 major golf courses are within a 12 minute drive away

-Lagos, with its transport hubs, cosmopolitan bars and boutiques, municipality offices, more beaches and stunning Marina is a 10 minute drive - or a stunning clifftop hike!

-The picturesque fishing villages of Burgau and Salema lie further West, between 12 and 20 minute's drive, and edge of Europe, Sagres is 30

-Faro International Airport is 55 minute's drive

For further information on the area please visit:

[Guide to Algarve by Real Estate Experts - Portugal Homes](#)

Check our other [properties for sale in the Algarve](#) & [houses nearby Praia da Luz](#).

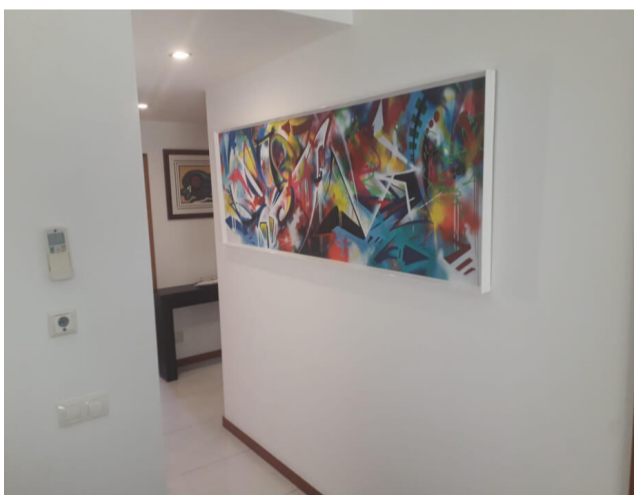
To organise a viewing of this excellent opportunity please [contact us today!](#)

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## Gallery



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## Additional Details

### Attributes

<b>Status</b> Sold	<b>Floors</b> 1	<b>Condition</b> Used
<b>Year Built</b> 2008		

### Property Features

Pool	Amenities	Heating
Storage	Concierge Service	Closed Condominium
Equipped Kitchen	Lift	Garden
Balcony	Gym	Fireplace
Alarm	Street Parking	Outdoor Parking

## Site Floorplan

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