



Pre-owned Property - Golf Villa 104 at Parque da Floresta



**S**uperbly located, in an elevated position with wonderful views over the resort and course of Parque da Floresta, the countryside, mountains of Monchique and the ocean in the distance is this four bedroom, four bathroom villa with heated swimming pool.

# Golf Villa

Built to the highest standards of design and specification and recently decorated inside and out, with quality fixtures, fittings and aircon/heating throughout, this home enjoys four en-suite bedrooms, established gardens, spacious terraces and a heated swimming pool.

## Ground Floor Entrance Hall ( $3.35m^2$ )

Covered porch with door welcoming you into a hallway with stairs to the first floor. Three en-suite bedrooms and a large storage cupboard ( $2.55m^2$ ) are located on this level.

## Bedroom One ( $12.20m^2$ )

Twin bedroom with fitted mirror wardrobes and large storage cupboard. Sliding patio doors opening onto terrace, pool and gardens. En-suite bathroom ( $3.60m^2$ ) with shower cubicle, vanity and WC.

## Bedroom Two ( $13.90m^2$ )

Generous twin bedroom with fitted wardrobes and en-suite shower room ( $3.80m^2$ ) comprising, shower, WC and vanity. Sliding patio doors open out to the terrace, pool and gardens.

## Master Bedroom ( $16.45m^2$ )

Beautiful double bedroom with built in wardrobes and full en-suite bathroom ( $4.25m^2$ ) comprising bath, vanity, WC and bidet. The bedroom opens to the ground floor patio, terrace, pool and gardens.

## First Floor

At the top of the stairs on the right is a cloakroom ( $2.55m^2$ ) with WC and washbasin.

## Kitchen ( $7.45m^2$ )

With built in units and integrated appliances including cooker, hob, dishwasher, washing machine and fridge/freezer. An arched window opens thru to the living/dining room where there is plenty of room for relaxing or dining with a



# Phase II Villa 104



terrace  $8.50m^2$  with views over the pool, gardens and beyond.

## Living/Dining Room ( $34.40m^2$ )

Open and spacious living area with log burning fire, air conditioning unit. Sky and wireless broadband installed. The dining area has ample room and boasts sliding doors that open out onto the upper balcony. Perfect for al fresco dining with spectacular views.

## Bedroom Four

Spacious twin room with an en-suite bathroom comprising vanity, WC, shower cubicle and heated towel rail. Sliding patio doors open to a balcony with views over the garden and pool area.

## External Pool & Gardens

Heated  $32.40m^2$  swimming pool with cover, outdoor shower, built in barbecue area and underground pool house. Spacious, well manicured matured gardens surrounding pool terrace, all watered by an irrigation system. Plenty of mature trees, shrubs and hedges.

## Car Parking

Open calçada driveway leading to the main entrance of the property. Storage and pathway with side entrance to garden.

## Golf Rights

Two owners enjoy preferred tee-times and 50% discount on green fees at Parque da Floresta golf course. In addition the owners' guests & tenants receive 40% green fee discount.