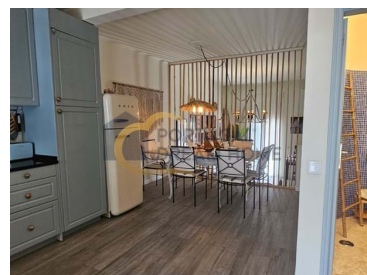




## Albufeira e Olhos de Água - Townhouse



 <b>2</b>	 <b>2</b>	 <b>93,8</b>	 <b>143,8</b>	<b>420 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	(EUR €)

### Moardia T2 quiet area

Fully refurbished 2 bedroom villa, just 1.5 km from the best known beaches in the region. With a gross private area of 93.8 m<sup>2</sup>, this 2-storey house offers the perfect balance between comfort, modernity and central location, being ideal for both own housing and investment.

The property is completely renovated and is equipped and furnished, ready to move in. It has air conditioning in all rooms, aluminum frames with double glazing, ensuring a comfortable environment in any season of the year. It also has thermal and acoustic insulation, an electric cylinder for water heating, and a pleasant backyard, perfect for enjoying the Algarve climate.

With two fronts (North and South), the villa benefits from excellent sun exposure. The villa is located in a very central area, with good access and proximity to all essential services:


**Bertilio Rodrigues**

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



supermarkets, schools, pharmacies, clinics, gyms, banks, police, gardens and public transport.

Built in 1989, this villa was recently renovated and is in excellent condition. A unique opportunity to live with quality close to the city center and just minutes from the beach.

The villa consists of entrance hall, kitchen in open space, dining room, living room and a pleasant backyard, on the 1st floor there are 2 bedrooms, a bathroom and each room has its balcony.

For more information or to schedule a visit, please contact us.

## Property Features

- Built year: 1989
- Drive way
- Views: Urbanization view
- Main drainage
- Central location
- Walled land area
- Solar orientation: North, South
- Balcony
- Electric network
- Furnished
- Parking place type: Exterior
- Caixilharia: Dupla, Pvc
- Infraestruturas: Iluminação De Rua
- Pavimento: Cerâmica
- Tecto Hall De Entrada: Falso Pladur
- Nº De Arrecadações: 1
- Nº De Divisões: 3
- Nº De Terraços: 1
- Floors: 2
- Storage / utility room
- Double glazing
- Quiet Location
- Extractor Fan
- Energetic certification: E
- Mains water
- Renovation year: 2021
- Orientation: Interior
- Parking places number: 1
- Acessos: Alcatrão
- Cozinha: Móveis Madeira, Placa
- Luz Natural: Iluminado
- Proximidade: Bancos, Clínicas, Escolas, Ginásios, Padarias, Serviços Públicos, Supermercados
- Tipo De Empreendimento: Habitação
- Nº De Casas De Banho: 2
- Nº De Frentes: 1
- Nº De Varandas: 2

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