Contemporary Four-Bedroom Design Villa with SEA Views

QUINTA XORUJA

A distinctive private residence combining contemporary architecture, coastal views and comfortable Algarve living.

Situated beside the Equestrian Estate, this contemporary four-bedroom villa on 1 Ha enjoys beautiful views towards the coast. With its own driveway and private entrance, the property offers an independent setting surrounded by mature oak and olive trees.

Despite its tranquil surroundings, the estate is within easy reach of supermarkets, excellent restaurants, beautiful beaches, including Nobel International School in Porches and the German School, both within a 15-minute drive.

A magnificent centuries-old oak stands in front of the house, bringing character and a sense of history to its contemporary surroundings.

Whether as a permanent home, a second family residence or a property for rental use, the villa offers an appealing combination of privacy, flexible accommodation and modern technology.

The Residence

The villa has a thoughtfully balanced layout, with two bedrooms on each side of the house and the main living spaces positioned centrally.

At its heart, an open-plan kitchen and living room lead directly onto the outdoor terrace, swimming pool and garden, creating a natural connection between indoor and outdoor living.

The largest bedroom enjoys direct access to the swimming pool, inviting an early-morning swim or a quiet dip at the end of the day.

The surrounding oak and olive trees provide a beautiful Mediterranean setting, complementing the architecture and enhancing the property's private atmosphere.

Outdoor Living

The terrace, pool and garden create an inviting setting for relaxing, dining outdoors and enjoying the Algarve climate.

With coastal views and established trees throughout the grounds, the outdoor spaces offer both openness and natural character.

A parking area provides convenient space for two cars for everyday use, while the villa's private driveway ensures independent access.

Lower Level, Garage and Additional Space

Beneath the outdoor terrace is a substantial basement garage, ideal for storing classic cars, a convertible or other vehicles.

The lower level also offers ample space to create a large private gym, giving future owners the flexibility to adapt the property to their lifestyle.

A bathroom with a toilet is provided on this level, together with connections for a washing machine and tumble dryer.

A separate technical area accommodates the hot-water equipment and the systems serving the underfloor heating and cooling. The swimming pool equipment is also located on the lower level.

Climate Control and Home Automation

The villa is equipped with an integrated home automation system, which also controls the security cameras.

Comfort throughout the year is supported by underfloor heating and cooling, complemented by ceiling cooling.

The ceiling cooling is a particularly attractive feature during the summer months, helping maintain a pleasant indoor temperature without the cold draughts associated with conventional air conditioning. It offers an appealing alternative for those who prefer a gentler form of cooling.

Solar Energy and Water Infrastructure

The property benefits from **30 recently installed solar panels**, helping reduce electricity consumption from the grid connected to a **16.6 kW battery pack**.

The villa is connected to the municipal water supply.

Wastewater is treated through a biological treatment system, with the treated water used for underground irrigation of the fruit and olive trees.

Together, these installations support the practical management of the property and its grounds.

A Versatile Home in the Algarve

With four bedrooms, inviting outdoor living spaces, a swimming pool and substantial additional space on the lower level, the villa is well suited to a range of lifestyles.

It offers a comfortable setting for family life, an attractive second home in the Algarve or the potential for rental use, subject to any applicable requirements.

Its position beside the Equestrian Estate also makes it an appealing option for buyers interested in acquiring both properties while retaining separate entrances and independent accommodation.

Optional Additional Building Plot

An additional **9,390 m² building plot** is available to purchase separately.

The plot comes with a **project for the construction of a 285 m² residence**, providing an opportunity for buyers seeking an additional home or a separate development project.

A contemporary home with coastal views, mature Mediterranean surroundings and the flexibility to create your own Algarve lifestyle.