



## Estômbar e Parchal - Apartment



|          |           |                        |               |         |
|----------|-----------|------------------------|---------------|---------|
| 2        | 3         | 133                    |               | N/A     |
| Bedrooms | Bathrooms | Area (m <sup>2</sup> ) | Swimming Pool | (EUR €) |

## SOLD: Beautiful duplex apartment in Presa de Moura – Carvoeiro

SOLD: Presa de Moura is a very special area, full of peace and tranquility and with a “quality stamp” that has been kept through the years. The properties have been built to a high quality standard which can be easily felt in the finishes as one walks in. The layout and design have been carefully thought through to make these, spacious and bright homes to enjoy indoor living and outdoor living with sun drenched terraces with spectacular ocean views.

The specific property being sold, is within a quieter part of Presa de Moura and enjoys totally open views to the south, all the way to the ocean. The living area is at the property entry level and, as you enter, immediately you feel the warmth and brightness of the property with open and spacious living room with south facing windows and terrace doors. The living room has a stone fire place for the winter months and leads onto a dining room, just off the well equipped kitchen with a separate laundry room. There is also a guest toilet at this level. The large south facing balcony boosts fantastic views and has excellent sun exposure and privacy. A natural stone stair case leads you down onto



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the lower level, the sleeping area. This area has a very useful storage room and, both double bedrooms have their own wardrobes and en-suite bathrooms. They also have the convenience of direct access to the terrace and lawn area for the use of the property.

The total private area is 133sqm. The property has air-cons throughout and under floor heating in the bathrooms.

The property is in excellent condition and will make the perfect home or Family holiday place. Presa de Moura is a well-established area with returning Families coming to enjoy their quiet holidays. There are quite a few golf courses close by and Sesmarias, within walking distance, has a few essential shops like a super-market, news agent, coffee-shop, etc.. Carvoeiro is only a short drive away. There is always parking outside, right in front of the property, all year around.

## Property Features

- Air conditioning
- Fireplace
- Mains water
- Pool
- Communal pool
- Built year: 2001
- Walking distance to beach
- Sea view
- Under floor heating
- Mains gas
- Double glaze windows
- Garden
- Terrace
- Private condominium
- Energetic certification: C



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