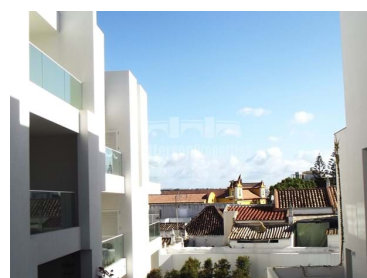




## Tavira (Santa Maria e Santiago) - Apartment



2

Bedrooms



2

Bathrooms



140

Area (m²)



Garage



Swimming Pool

**795 000 €**

(EUR €)

### Location, Location, Location!

Finding a centrally located property often comes with compromises—sacrificing views, outdoor space, natural light, or private parking and storage. Not this time. This exceptional property not only offers all of the above but also checks the ultimate real estate mantra: Location, location, location!

Welcome to this pristine top-floor apartment in the newly built “Yellow House” residential condominium. Just 500 meters from Tavira’s iconic Roman Bridge, this gem is tucked away in a charming and authentic part of the city.

Thoughtfully designed by the current owners during construction, this apartment perfectly balances modern convenience with laid-back luxury. Spanning 140 sqm, including inviting outdoor spaces, the home boasts a sleek, modern design with a touch of elegance.



**Henrique Patterson**

927617131 <sup>2</sup>

patterson.henrique@gmail.com

**T +351 927 617 131 <sup>2</sup> · E patterson.henrique@gmail.com**  
**Largo Eng. Sebastião Ramires, 4, Conceição de Tavira 8800-059 TAVIRA**  
**AMI 9917**

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



## Key Features:

**Bright & Spacious Interior:** A high ceiling opens up to a stunning mezzanine with Velux windows, flooding the space with natural light. The suspended staircase becomes a striking centerpiece, seamlessly connecting the sitting and dining areas.

**Modern Kitchen:** The well-equipped kitchen extends to a south-facing balcony, perfect for enjoying sunny breakfasts or evening drinks.

**Flexible Living Spaces:** The mezzanine, currently used as a second bedroom, doubles as a cozy lounge, office, or storage space. The main bedroom includes an ensuite shower room, complemented by a shared bathroom.

**Private Roof Terrace:** A 30 sqm terrace offers breathtaking city and sea views. Relax in the jacuzzi with a drink in hand as you soak in the panorama.

**Customizable Layout:** Originally designed as a T2+1, the apartment has been converted into a T1+1 by the current owners but can easily revert to its original layout.

## Added Amenities:

**Private Parking & Storage:** Two designated parking spaces (18 sqm) and a storage room (4 sqm) in the building's basement.

**Communal Pool:** Access to a shared swimming pool for ultimate leisure.

**Energy Efficient:** Rated A+, this property combines luxury with sustainability. Plus, it's covered by the builder's legal construction guarantee.

A rare find in the heart of Tavira, this apartment offers everything you need for a stylish, comfortable, and convenient lifestyle.

Don't miss this one-of-a-kind opportunity to own a property that truly has it all!



**Henrique Patterson**

927617131 <sup>2</sup>

patterson.henrique@gmail.com

**T +351 927 617 131 <sup>2</sup> · E patterson.henrique@gmail.com**  
**Largo Eng. Sebastião Ramires, 4, Conceição de Tavira 8800-059 TAVIRA**  
**AMI 9917**

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



## Property Features

- Air conditioning
- Electric shutters
- Mains gas
- Double glaze windows
- Communal pool
- Gate
- Garage
- Built year: 2024
- Roof terrace
- Walking distance to beach
- Energetic certification: A+
- Walking distance to water front
- Under floor heating
- Solar water heating
- Mains water
- Pool
- Fenced / Walled
- Electric gate
- Furnished
- Private condominium
- Lift
- Central location
- Sea view
- Underground parking



**Henrique Patterson**

927617131 <sup>2</sup>

patterson.henrique@gmail.com

**T +351 927 617 131 <sup>2</sup> · E patterson.henrique@gmail.com**  
**Largo Eng. Sebastião Ramires, 4, Conceição de Tavira 8800-059 TAVIRA**  
**AMI 9917**

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