



E&V ID W-02QE18

## Villa by the golf course and ocean

SURFACE LIVING AREA

**approx. 237 m<sup>2</sup>**

ASKING PRICE

**925,000 EUR**

NUMBER OF ROOMS

**7**

NUMBER OF BEDROOMS

**4**



## Property Details

Surface Living Area

approx. 237 m<sup>2</sup>

Number of Rooms

7

Asking price

925,000 EUR

Number of Bedrooms

4

Total Number of Bathrooms

5

Total Surface

approx. 426 m<sup>2</sup>

Plot Surface

approx. 877 m<sup>2</sup>



## Property Description

This extraordinary villa is located within the Praia d'El Rey Resort on a quiet street behind the Clubhouse. Its unique view to the golf course embraces a superb sea view that will make you fall in love with this property in the first second.

Comprising 3 floors, it is spacious and with well structured divisions. On the ground floor, a spacious living room and dining room are separated by a step that allows a direct visual connection and with plenty of lighting. The kitchen has been renovated with new cupboards and equipment, respectively a new and efficient boiler for heating sanitary water and central heating. Solar panels also heat all sanitary water in bathrooms and kitchen. The kitchen also has a separate pantry and laundry area. Still on the ground floor, two ensuite bedrooms, one with southwest facing balcony, are positioned to take in the maximum amount of natural sunlight. There is also a social bathroom on this floor.

Going up to the first floor, two large bedrooms are ensuite. Both have balconies. One very large which allows unrivaled views of the golf course and the Atlantic ocean. The other terrace is very sheltered and a haven for peaceful enjoyment of warm sunshine throughout the year.

In the large basement which is overground, there are two additional rooms that can be used as bedrooms or an office or gym. In addition there is a very large garage which can accommodate at least three cars.

The outdoor area has a renovated swimming pool with winter and summer pool covers and removable safety fence for protection of children. The garden is private and designed to be a place of relaxation and harmony with nature, ample and cared for its beauty throughout the seasons.



## Location Description

Away from the hustle and bustle of big cities but close to everything, Praia d'El Rey Golf & Beach Resort is one of the most perfect fusions of blue and green. The golf courses and the Atlantic Ocean are symbiotically involved in an unforgettable dance.

It is recognised as one of the best golf courses in Europe and its beaches are exceptional.

The property is 30 meters above sea level and the estate is protected by high sea cliffs and has a lovely neighborly community of residents and 24 hour Estate security. From the resort, you can drive a small distance to Óbidos Lagoon, home of protected species

and a special place for cycling, paddle and windsurfing.

Just a few minutes from the resort, to the east to the medieval town of Óbidos and to the west the city of Peniche, you will find the perfect destinations to enjoy the culture, history and gastronomy but also to practice the most varied water sports, especially for surfing. In Peniche you will find Supertubos, one of the most perfect waves of the world and 30 minutes drive you will be in Nazaré for the worlds' biggest wave.

This is the property you can call home, your home close to the sea!







































# Commission Text

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