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PROPERTY SALES

V-NEI  
Reference

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## Tavira (Santa Maria e Santiago) - Villa



4 3 252 324 Garage Swimming Pool

Bedrooms Bathrooms Area (m<sup>2</sup>) Land Area (m<sup>2</sup>) Garage



**795 000 €**  
(EUR €)

### Detached 4 Bed Villa in Tavira with Pool, Gated Estate

Just a 10 minute walk from the historic heart of Tavira, in the peaceful, tree-lined residential area of Quinta da Pegada, Villa "Mar" offers a rare opportunity to experience the best of coastal living in one of the Algarve's most sought-after locations. Set within an exclusive, gated condominium, this stunning 4 bedroom (3 + 1) and 4 bathroom (3 + 1) detached villa blends privacy, elegance, and comfort—perfect for those seeking a serene retreat with easy access to the vibrant town centre. Surrounded by beautifully landscaped gardens and featuring a private swimming pool, Villa "Mar" is designed for ultimate outdoor living. With sea views, spacious areas for al fresco dining, poolside lounging, and enjoying the Mediterranean climate, the villa's outdoor spaces embody the essence of the Algarve. Whether hosting guests or unwinding after a long day, these serene surroundings provide the ideal setting for relaxation and entertainment. Inside, the villa spans three spacious floors, with light-filled interiors that seamlessly combine style, comfort and functionality. The open, airy layout offers generous space for both family living and

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entertaining, while thoughtful design ensures a natural flow throughout.

A standout feature is the expansive 103 m<sup>2</sup> basement / garage, offering incredible flexibility. Currently configured with a 4th bathroom, 4th bedroom, second lounge area, utility space and a gym, it's perfect for accommodating guests, creating a private retreat, or setting up a home office.

Tavira, with its charming cobbled streets, historic architecture, and stunning beaches—including the famous Tavira Island—provides the perfect backdrop for Villa “Mar.” This villa offers the best of both worlds: close proximity to the lively town centre and the tranquility of a secure, peaceful community. With the Algarve's exceptional quality of life, Villa “Mar” is ideal for both full-time living or as a luxurious second home.

## TAVIRA

Set on either side of the meandering Rio Gilão and affectionately known as “The Venice of The Algarve”, Tavira is arguably the Algarve's most charming town. The old Roman bridge, the ruins of a hilltop castle and an astonishing 37 churches with the oldest dating back to the Middle Ages, are among many of Tavira's historic attractions. An enticing collection of restaurants, cafes, bars and shops makes it the perfect sunny Portuguese destination or as an excellent base for exploring the Algarve's eastern reaches. Tavira is ideal for wandering and exploring the ancient city with its many cobblestone streets, hidden green gardens and tree lined squares. There's a small, active fishing port and a modern market with Tavira also being the launching point for the stunning, unspoilt beaches of Ilha de Tavira.

## BEACHES

There are several great beaches near Tavira. The coast in this area is great for long seaside walks and for bathing, as its waters are warmer than anywhere else in the Algarve.

**Ilha de Cabanas:** This is an island in front of the town Cabanas de Tavira, with a spectacular long and narrow beach. The sand is white and the island feels like paradise. Great for long beach walks.

**Ilha de Tavira (also known as Tavira Island):** Is famous for being one of the best beaches near Tavira. The beach is quite sandy and the sand is almost white. Tavira Island stretches for approximately 11 kilometres and is just 3 kilometres south from the town of Tavira. There are restaurants and the beach also holds a Blue Flag, showing the quality of the beach. It is a great destination for a day trip.

**Praia do Barril:** Accessible on foot or by train, this beach is known for its bizarre anchor cemetery with over 100 anchors in front of the beach. The anchors were from the tuna fishing community, which disappeared when the bluefin tuna moved to other waters. The beach itself is also very big and also incredibly beautiful.

## RESTAURANTS

There are many top rated restaurants in Tavira. If you like food, you won't be disappointed here. From local cuisine to fine dining, you can find it all in the area.

## WHAT TO SEE IN TAVIRA

Praça da República, Roman bridge, Jardim do Coreto, Mercado da Ribeira, Mercado municipal, Igreja da Misericórdia, Torre de Tavira (Câmara Obscura), Castle of Tavira, Santa Maria do Castelo

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church, Santiago church, Science centre, Islamic Museum, Tavira d'Artes, Pego do Inferno (waterfall), Ria Formosa

### THINGS TO DO IN TAVIRA

Walking, bike riding, bird watching, photography, culinary courses, wine tasting, trekking, historical tours, fishing trips, boat trips, water sports, golf, tennis, swimming, skating, etc.

### COMPASS PROPERTY SALES

We are a fully licenced (AMI 17591) real estate company with a vastly experienced team that have an abundance of local knowledge, focusing on property sales predominantly in and around Tavira and the Eastern Algarve. The company was established to offer our all property buyers and sellers alike, a highly professional, friendly and approachable service ensuring a smooth and problem free sales process. Contact us or visit us now to chat in more detail about how best we can help you find the perfect property in the beautiful Algarve. The main office of Compass Property Sales, with ample parking directly outside, is located on the west side of Tavira just 300 metres from the landmark Sail Roundabout.

## Property Features

- Air conditioning
- Fireplace
- Swimming pool
- Proximity: Beach, Golf course, Shopping, Restaurants, City
- Garage
- Private condominium
- Storage / utility room
- Double glazing
- Electric garage gate
- Central location
- Fully fenced / walled
- Solar orientation: South, West
- Fitted wardrobes
- Equipped kitchen
- Garden
- Terrace
- Built year: 2007
- Laundry
- Views: Sea views, City view
- Electric shutters
- Gym
- Barbecue
- Energetic certification: C
- Renovation year: 2023

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