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PROPERTY SALES

A-MEL

Reference

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## Conceição e Cabanas de Tavira - Apartment



 3

Bedrooms

 2

Bathrooms

 115

Area (m<sup>2</sup>)

**550 000 €**

(EUR €)

### Cabanas 3 bed Penthouse Apartment with Panoramic Sea Views

Located in the picturesque coastal village of Cabanas, East Algarve, this exceptional top-floor apartment is a rare opportunity for discerning buyers seeking a luxurious, sun-drenched lifestyle just steps away from the boardwalk, with an array of cafés and restaurants and minutes from the beach. Offering approximately 115 m<sup>2</sup> of sophisticated interior living space, this 3 bedroom / 2 bathroom residence combines contemporary design with one of the most enviable outdoor living experiences in the area. Commanding panoramic views over the Ria Formosa Natural Park, surrounding countryside and the shimmering Atlantic Ocean, the property is a haven for those who value light, space and breathtaking scenery. The South-West facing living and dining area opens directly onto a private 58 m<sup>2</sup> wrap-around sun terrace, creating a seamless connection between indoor and outdoor living. The modern, fully equipped kitchen features high-quality appliances, ideal for stylish and efficient day-to-day living. The accommodation includes a spacious Master bedroom and two additional well-proportioned bedrooms, complemented by two contemporary bathrooms. What truly

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AMI 17591

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sets this apartment apart is its exclusive 110 m<sup>2</sup> rooftop terrace, covering the entire footprint of the property and offering unparalleled 360° views—perfect for private sunbathing, outdoor entertaining or simply enjoying the Algarve's legendary sunsets in complete tranquillity. Polished concrete floors in the reception areas provide a sleek and durable finish, while recently updated reversible air-conditioning units ensure optimal comfort in every season. Additional features include double-glazed windows, electric shutters and fibre-optic internet connectivity, delivering a high standard of convenience and security. Whether as permanent residence or prestigious holiday home, this apartment is a compelling choice. Experience unique seaside living and schedule your viewing today.

## 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
- Equipped kitchen
- Terrace
- Private condominium
- Double glazing
- Walking distance to beach
- Energetic certification: C
- Balcony
- Fitted wardrobes
- Proximity: Beach, Shopping, Restaurants
- Built year: 2008
- Views: Sea views, Countryside views
- Electric shutters
- Central location
- Solar orientation: South, West
- Walking distance to local bus service

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