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PROPERTY SALES

V-LAR
Reference

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Luz de Tavira e Santo Estêvão - Villa



 **5**
Bedrooms

 **5**
Bathrooms

 **270**
Area (m²)

 **1787**
Land Area (m²)

 **Swimming Pool**

1 375 000 €
(EUR €)

Contemporary 5 bed Countryside Villa with Sea Views near Tavira town

Presenting “Casa da Calma”, a rare gem nestled in the tranquil countryside just minutes from the historic coastal town of Tavira in the Eastern Algarve. This new 5 bedroom villa (3 + 2) offers an exceptional standard of modern luxury, framed by breathtaking countryside and sea views and set within beautifully landscaped gardens. One of the few newly built rural homes currently available in the region, it sits on a fully fenced and level plot of 1,787 m² offering privacy in a stunning setting. The property offers a generous 270 m² of living space, thoughtfully arranged across 170 m² on the ground floor and a further 100 m² in the attic level. Inside, the elegant, light-filled interior features clean architectural lines and top quality finishes. The open plan living, dining and kitchen areas are bathed in natural light, with bespoke cabinetry, integrated appliances and sleek countertops combining function with minimalist sophistication. Expansive glass doors lead directly onto generous

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terraces, ideal for embracing the Algarve's iconic indoor-outdoor lifestyle. The villa is designed for year round comfort with underfloor heating, solar panels, reversible air-conditioning and electric shutters, all controlled via a central system. The three principal bedrooms offer ample space and refined design, while two additional rooms in the attic come with en-suite bathrooms and terraces boasting panoramic sea views. A stunning swimming pool serves as the centrepiece of the manicured garden, creating a peaceful oasis suited to both entertaining and relaxation. Every element of this villa has been thoughtfully curated to blend contemporary comfort with the timeless beauty of the Eastern Algarve. Ideal as a refined holiday retreat or a permanent residence, "Casa da Calma" offers unmatched quality, scenery and location in one of Portugal's most desirable regions.

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
- Under floor heating
- Swimming pool
- Proximity: Beach, Shopping
- Views: Sea views, Countryside views
- Double glazing
- Automatic irrigation
- Quiet Location
- Barbecue
- Uninterrupted views
- Solar orientation: South
- Fitted wardrobes
- Equipped kitchen
- Garden
- Built year: 2019
- Video entry system
- Electric shutters
- Attic
- Solar heating
- Fully fenced / walled
- Energetic certification: A

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