



LUXURY  
REAL ESTATE  
EXPERTS

CUB\_946

Reference

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## Armação de Pêra - Apartment



3

Bedrooms



2

Bathrooms



117,3

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

499 000 €

(EUR €)

## 1 BEDROOM APARTMENT - VIAMAR - ARMAÇÃO DE PÊRA

New development VIAMAR11 - Armação de Pêra - Algarve

Apartment T1 + 1 – Fraction C, 1st Floor Left.

We present this cozy 1+1 bedroom apartment, located in Fraction C, 1st floor left, with a gross area of 93.40 m<sup>2</sup>, consisting of: 1 bedroom, 1 office (bedroom), living and dining room, equipped kitchen, 2 bathrooms, private terrace of 14.10 m<sup>2</sup>, 1 parking space.

With a total of 14 apartments WITH TYPOLOGIES T1, T1+1, T2 AND T2+1, spread over 6 residential floors and 2 floors of underground parking, with areas from 59 m<sup>2</sup> to 135 m<sup>2</sup>.

Located on Via Dorsal de Armação de Pêra, on Rua Dr. João Zeferino Pereira, just 250 meters from



Ana Lage

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



the iconic Armação de Pêra Beach.

#### Construction of Excellence :

At ViaMar11, the construction is in charge of one of the most prestigious companies in Luxembourg, recognized for its excellence and rigor in each project it executes.

With extensive experience in the sector, this company stands out for the use of top materials, the high level of finishes and the unwavering commitment to quality.

Armação de Pêra is a picturesque village located in the municipality of Silves, in the Algarve, Portugal.

It is located approximately 15 km west of Albufeira and about 30 minutes by car from Faro Airport.

#### Known Beaches:

**Armação de Pêra Beach:** With an extensive sandy beach of about 900 meters, this beach is ideal for families, offering calm waters and a variety of services, including lifeguards during the bathing season, toilets, showers and nautical equipment rental.

**Praia Grande de Pêra:** Located to the east of the village, it extends for 2 km between the Alcantarilha stream and Praia dos Salgados. Access is facilitated by wooden walkways, providing a pleasant experience for visitors.

**Praia do Vale do Olival:** Located to the west, it is a smaller beach, known for its picturesque cliffs and tranquil atmosphere.

#### Golf:

For golf enthusiasts, the Salgados Golf Course is an excellent option nearby. This 18-hole course (PAR 72) offers impressive views of the ocean and is known for its technicality, with several holes flanked by lagoons.

#### Nature and Outdoor Activities:

The region is rich in natural beauty, with emphasis on the Lagoa dos Salgados Nature Reserve, a privileged place for bird watching and hiking. In addition, it is possible to explore the cliffs and rock formations through properly marked trails, offering stunning views of the sea.

#### Public Transport and Services:

Armação de Pêra is served by a public transport network that facilitates access to nearby towns. For example, Vamus buses number 51 or 57 connect the village to Zoomarine, a popular theme park in the region. In addition, the village offers a variety of utility services, including restaurants specializing in fresh fish and seafood, diversified local commerce.

In summary, Armação de Pêra combines stunning beaches, leisure options for golf and nature lovers, and an infrastructure that ensures comfort and convenience for its visitors.

Come and see this new development and schedule a visit now.



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## Property Features

- Dishwashing machine
- Microwave
- Fitted wardrobes
- Terrace
- Video entry system
- Double glazing
- Bathrooms (en-suite): 2 (1)
- Parking place type: Interior
- Accessibility\proximity: Bus station, Airport 1 hour, Commercial areas, Restaurants, Golf course 5km, City nearby, Bicycle path, Beach at 5m
- Refrigerator
- Air conditioning
- Equipped kitchen
- Built year: 2025
- Lift
- Electric shutters
- Quiet Location
- Thermal acoustic window frames
- Security door



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