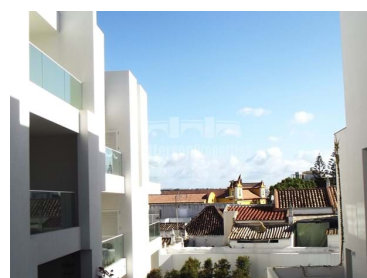
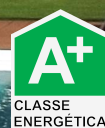




## Tavira (Santa Maria e Santiago) - Apartment



 **2**  
Bedrooms
  **2**  
Bathrooms
  **140**  
Area (m²)
    
Garage
    
Swimming Pool



**775 000 €**  
(EUR €)

### Location, Location, Location!

Many times we find the truly central location but then it lacks superb views, extensive outside space, natural light, private parking and storage. This amazing property has all the above and, as extra, also has the main three factors to look for when buying a property: Location, location, location!

This immaculate top floor apartment is part of the newly built "Yellow House" residential condominium, distancing only 500 meters from the Roman Bridge and yet, situated in a traditional and authentic area in Tavira.

Designed by the current owners during construction, it offers all the facilities and comforts of an easy and laid back life style.

With a total area of 140sqm, including outside spaces, the apartment has a beautiful, modern and smart interior. A high ceiling gives room to a spacious mezzanine with "Velux" windows to maximize natural light. Beautiful suspended stairs make the center point of the apartment and integrate the sitting area with the dining area. The modern kitchen is very practical and links perfectly with the



**Henrique Patterson**

927617131 <sup>2</sup>

patterson.henrique@gmail.com

**T +351 927 617 131 <sup>2</sup> · E patterson.henrique@gmail.com**  
**Largo Eng. Sebastião Ramires, 4, Conceição de Tavira 8800-059 TAVIRA**  
**AMI 9917**

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



south facing balcony to enjoy lovely morning breakfast in the sun. There is a shared bathroom and the main bedroom has it's own shower room. The mezzanine make the second bedroom and can also be used as a second sitting area. It also allows for extra storage space within the apartment and office space. The roof terrace with 30sqm has absolutely amazing views over the city and out to the sea for such a central location. For the ultimate relaxation experience there is a very nice jacuzzi to enjoy while having a cold drink and contemplating the beautiful views.

The apartment was projected originally as a T2+1 being the +1 the mezzanine. By request from the current owners it was converted into a T1+1 and it can very easily be turned back into a T2+1.

In the basement of the building, the apartment is assigned with two private parking spaces (18sqm) and a storage room (4sqm). There is access to a communal pool.

With the highest energy classification of A+ this high quality apartment also has the peace of mind of having the builders' legal construction guarantee.

A truly unique find in a truly central location!

## Property Features

- Air conditioning
- Electric shutters
- Mains gas
- Double glaze windows
- Communal pool
- Gate
- Garage
- Built year: 2024
- Roof terrace
- Walking distance to beach
- Energetic certification: A+
- Walking distance to water front
- Under floor heating
- Solar water heating
- Mains water
- Pool
- Fenced / Walled
- Electric gate
- Furnished
- Private condominium
- Lift
- Central location
- Sea view
- Underground parking



**Henrique Patterson**

927617131 <sup>2</sup>

patterson.henrique@gmail.com

**T +351 927 617 131 <sup>2</sup> · E [patterson.henrique@gmail.com](mailto:patterson.henrique@gmail.com)**  
**Largo Eng. Sebastião Ramires, 4, Conceição de Tavira 8800-059 TAVIRA**  
**AMI 9917**

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