



Canico - Villa



3
Bedrooms

3
Bathrooms

348
Area (m²)

Garage

490 000 €
(EUR €)

Contemporary 3 Bedroom Semi-Detached House with Garden and Sea Views

Contemporary and luxurious 3 bedroom villa that consists of three floors with excellent finishes and noble materials, making the lifestyle comfortable and convenient.

Property Features:

Basement:
Garage - 44.00m²

Floor 0:
Common room - 30.10m²



Rogério Aguiar Pereira

+351 910 007 580 ² · +351 291 771 264 ¹

rogerio.pereira@rikakaza.com

T +351 963 934 290 ² · T +351 291 771 264 ¹ · E info@rikakaza.com

R. Cónego António Félix 14A,
AMI 19631

¹ (Call to national fixed network) | ² (Call to national mobile network)



Kitchen with 10.60m², equipped with refrigerator, induction hob, extractor fan, built-in oven and microwave, dishwasher and washing machine of the Teka brand.

WC - 1.80m²

Laundry - 2.0m²

Circulation Area - 8.60m²

Paved Patio - 18.70m²

Patio - 35.90m²

Entrance Hall - 4.90m²

Floor 1:

Suite - 13.60m²

WC Suite - 5.50m²

Bedroom - 12.30m²

Bedroom - 10.90m²

WC Support - 4.20m²

Circulation - 5.02m²

Balcony - 9.40m²

Features of the finish map:

Living room

- Flooring: Vinyl.

- Walls: Smooth coating with washable paint.

Quarters

- Flooring: Vinyl.

- Walls: Smooth coating with washable paint.

Kitchen

- Flooring: Vinyl.

- Walls: Smooth coating with washable paint.

- Furniture: White/Gray with Granite or Silestone Top.

- Appliances: Hob, hood, oven, refrigerator, microwave, washing machine, dishwasher, Teka brand.

Laundry

- Flooring: Ceramic.

- Walls: Smooth coating with washable antifungal paint.

Sanitary / Private Installation

- Flooring: Ceramic.

- Walls: Smooth coating with washable anti-fungal paint.

Sanitary ware

- Roca brand, or equivalent.



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Carpentry

- Doors, wardrobes, skirting boards, lacquered in white.
- Security door with Wengue color dekor panel.
- Anodized color aluminum with double glazing.
- Glass balconies.

Housing Equipment

- Pre-installation of air conditioning.
- Heat Pump.
- Video intercom.
- Photovoltaic Solar Panels.

☐ The materials/equipment described in this finishing map may be replaced by the promoter, by other brands and references, maintaining the aesthetic and technical characteristics.

This magnificent villa is located close to the center of Caniço, where you can find all the services of daily life, such as the Caniço Shopping Center, schools, supermarket, pharmacy, CTT, Loja do Município, restaurants among others. Given its location, it has easy access to the highway and common transport.

Expected completion:
November 2026.

Terms of sale:

- 30% - deposit at the CPCV signature.
- 20% - with the structure completed.
- 50% - at the time of signing the deed.

Are you curious?
Come and see this magnificent villa...

You can count on the professionalism of our team, at all stages of the process.

Book your visit now!

"The information provided here, while accurate, is for informational purposes only and may change at any time. Therefore, they should not be interpreted as a contract or legal obligation."

Rika Kaza - AMI: 19631

Website: <https://www.rikakaza.com>

E-mail: info@rikakaza.com



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Property Features

- Air conditioning pre installation
- Washing machine
- Video entry system
- Walk-in wardrobe
- Laminated floor
- Garden
- Built year: 2025
- Private condominium
- Closed Garage
- Open Space Kitchen
- Views: Countryside views, Mountain views
- Quiet Location
- Security door
- Disabled access
- Energetic certification: A+
- Main drainage
- Laundry
- Dishwashing machine
- Fitted wardrobes
- Equipped kitchen
- Bomba de Calor
- Proximity: Airport, Mountain, Beach, Golf course, Shopping, Restaurants, City, Open field, Pharmacy, Public Transport, Schools, Playground
- Floors: 2
- Parking lot
- Electric garage gate
- Solar orientation: South, East
- Height above sea level: 280
- Central location
- Double glazing
- Balcony
- Mains water



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