



## Canico - Villa



**3** Bedrooms  
**3** Bathrooms  
**273** Area (m<sup>2</sup>)  
**Garage**

**495 000 €**  
(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 - 44m<sup>2</sup>

Floor 0:  
Common Room - 30.10m<sup>2</sup>



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Kitchen with 10.60m<sup>2</sup>, equipped with refrigerator, induction hob, extractor fan, built-in oven and microwave, dishwasher and washing machine of the Teka brand.

WC - 1.80m<sup>2</sup>

Laundry - 2.0m<sup>2</sup>

Circulation area - 8.60m<sup>2</sup>

Paved patio - 18.70m<sup>2</sup>

Patio - 69.90m<sup>2</sup>

Entrance Hall - 4.90m<sup>2</sup>

Floor 1:

Suite - 13.60m<sup>2</sup>

WC Suite - 5.50m<sup>2</sup>

Bedroom - 12.30m<sup>2</sup>

Bedroom - 10.90m<sup>2</sup>

Guest WC - 4.20m<sup>2</sup>

Circulation - 5.02m<sup>2</sup>

Balcony - 9.40m<sup>2</sup>

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 anti-fungal 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.

### Window frames

- Anodized color aluminum with double glazing.
- Glass balconies.

### Housing Equipment

- Pre-installation of air conditioning.
- Video intercom.
- Heat Pump.
- 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 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."

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## Property Features

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



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