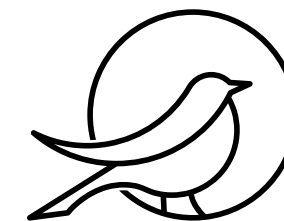


CUCKOO'S VILLAS

VILAMOURA, ALGARVE



CUCKOO'S VILLAS

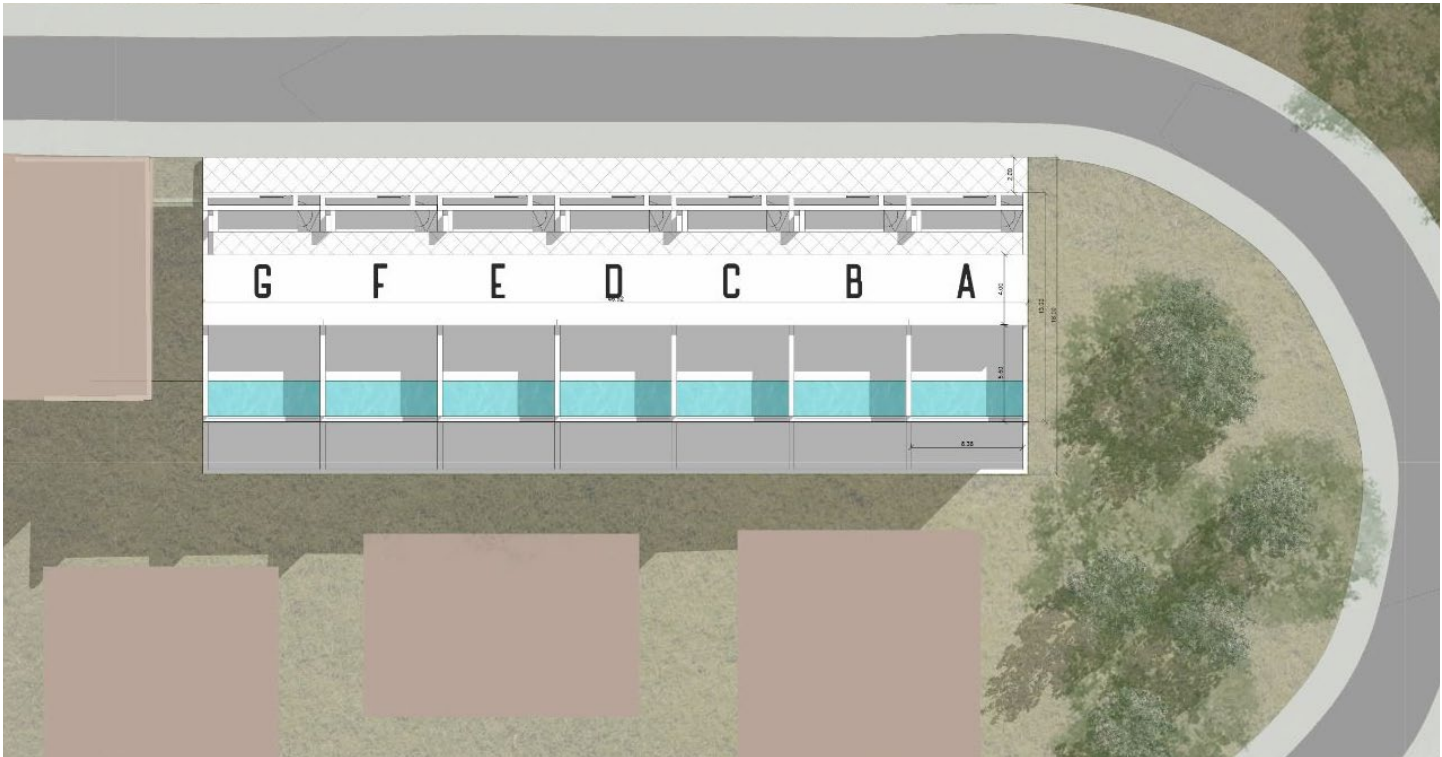
THE VILLAS

This residential project in Vilamoura, Algarve, stands out for its modern design and its integration with the natural surroundings. It is a complex of luxury homes, divided into different fractions, ensuring an exclusive and private experience for each residence. Each home offers wide, comfortable spaces appropriate for contemporary living.



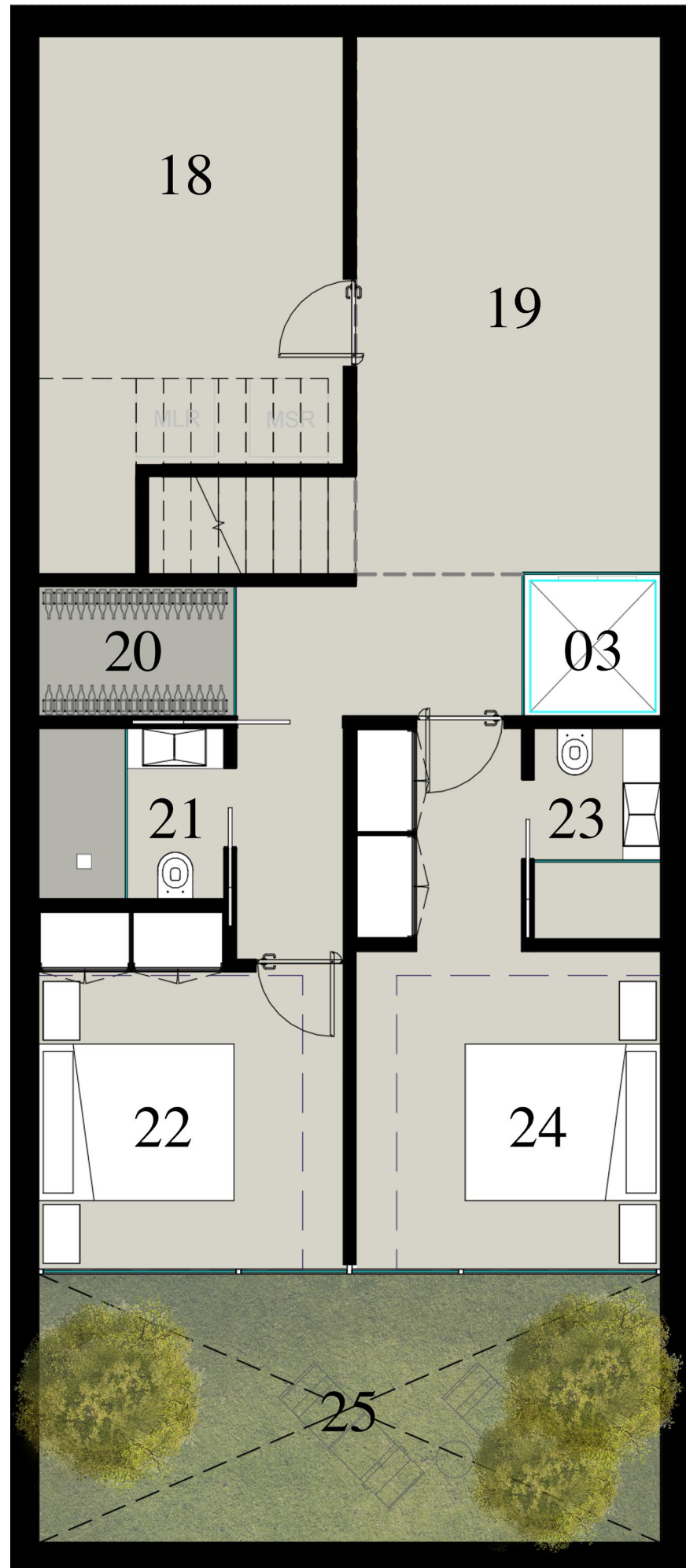
LOCATION: CAMINHO DO CUCO, VILAMOURA

- 1. Marina de Vilamoura - 15min walking distance
 - 2. Campo de Golf - 15min walking distance
 - 3. Praia de Vilamoura - 20min walking distance
 - 4. Casino de Vilamoura - 20min walking distance
 - 5. Vilamoura Tennis & Padel Academy - 20min walking distance
- Aeroporto de Faro - 25min driving distance



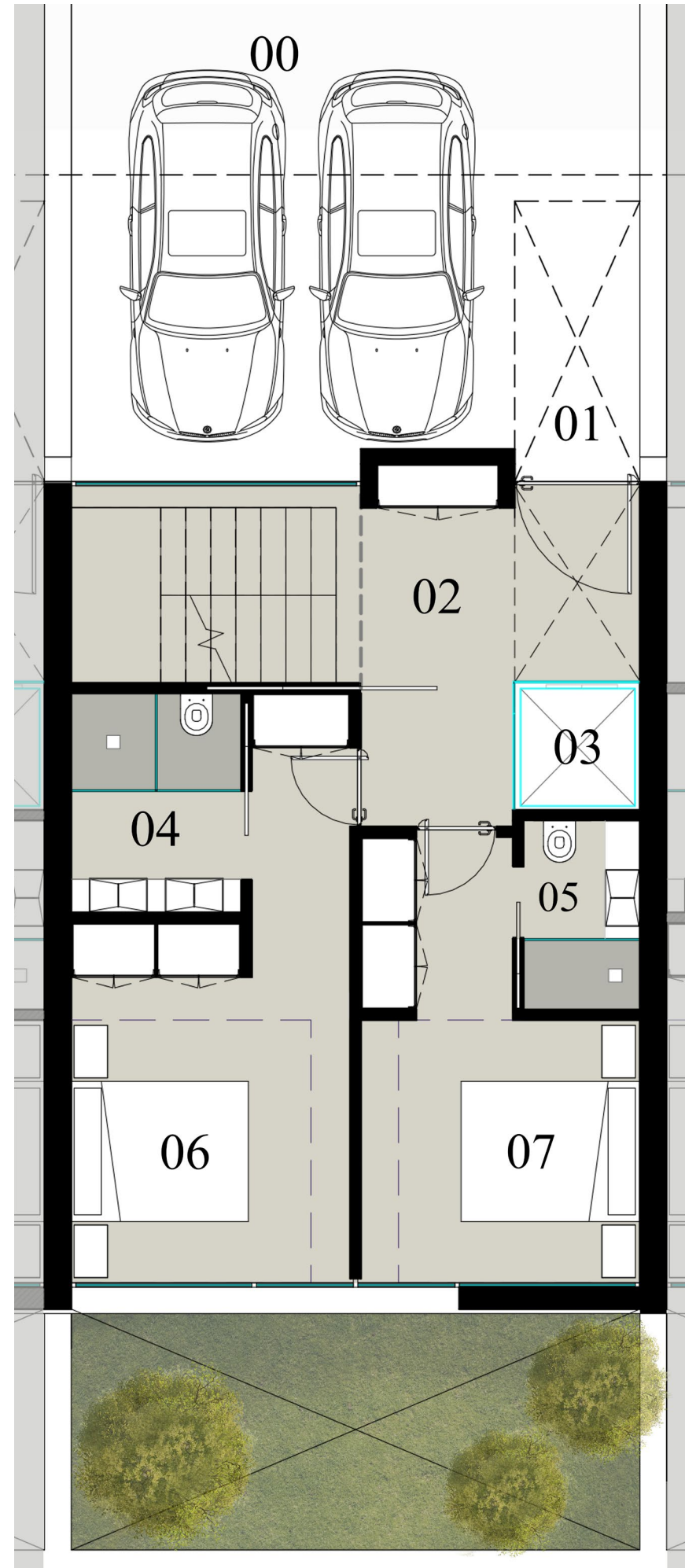
PLOT AREA

- Plot Fractions A,B,C,D,E,F: 121m² | Plot Fractions G: 174m²
- Built Area: 237m²
- Number of Bedrooms: 2+2 bedrooms (all en-suites)
- Number of Bathrooms: 6
- Swimming Pool: Exterior with salt treatment
- Parking Spaces: 2



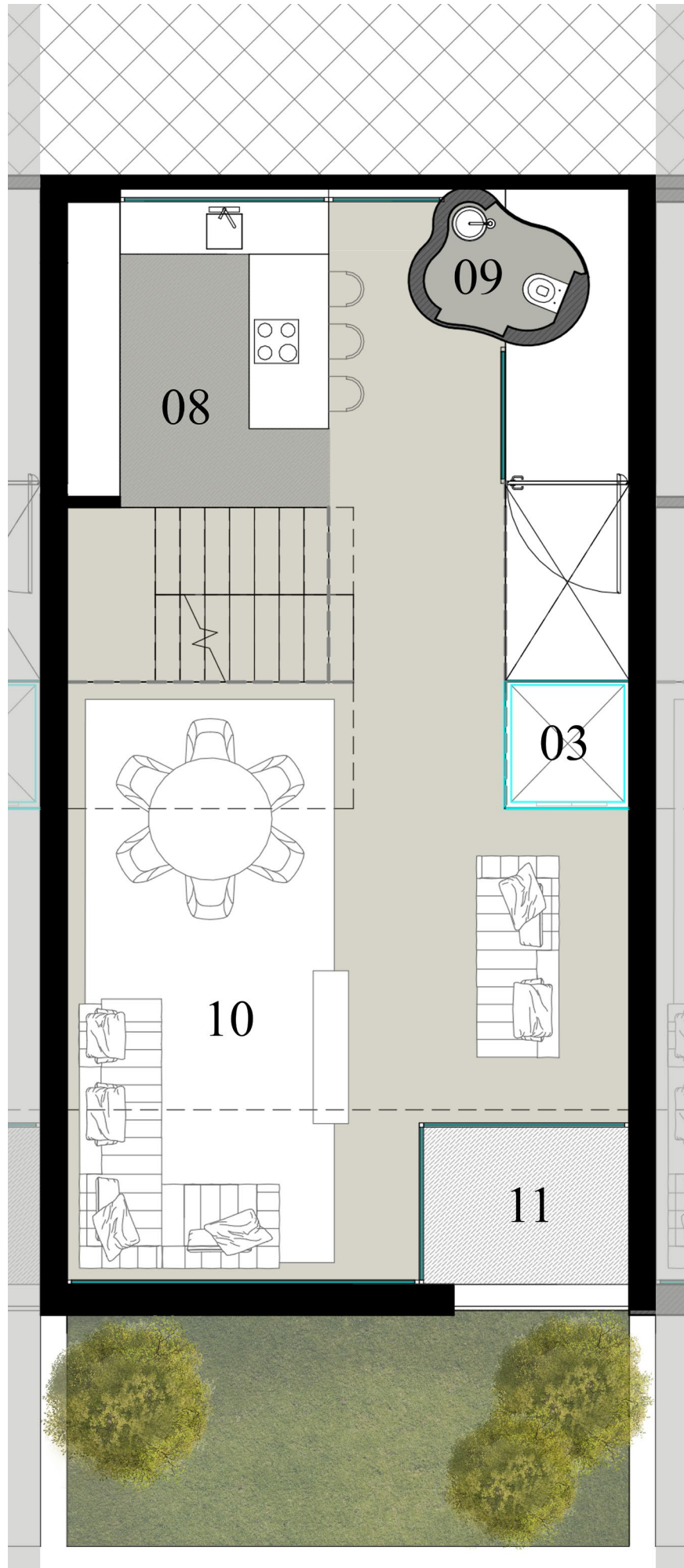
FLOOR -1

- 03. Home Lift (2.03m²)
- 18. Laundry (14.7m²)
- 19. Multipurpose Room (21m²)
- 20. Wine Cellar (2.6m²)
- 21. Bathroom 04 (3.25m²)
- 22. Bedroom 04 (13.45m²)
- 23. Bathroom 03 (2.7m²)
- 24. Bedroom 03 (14m²)
- 25. Backyard (17.5m²)



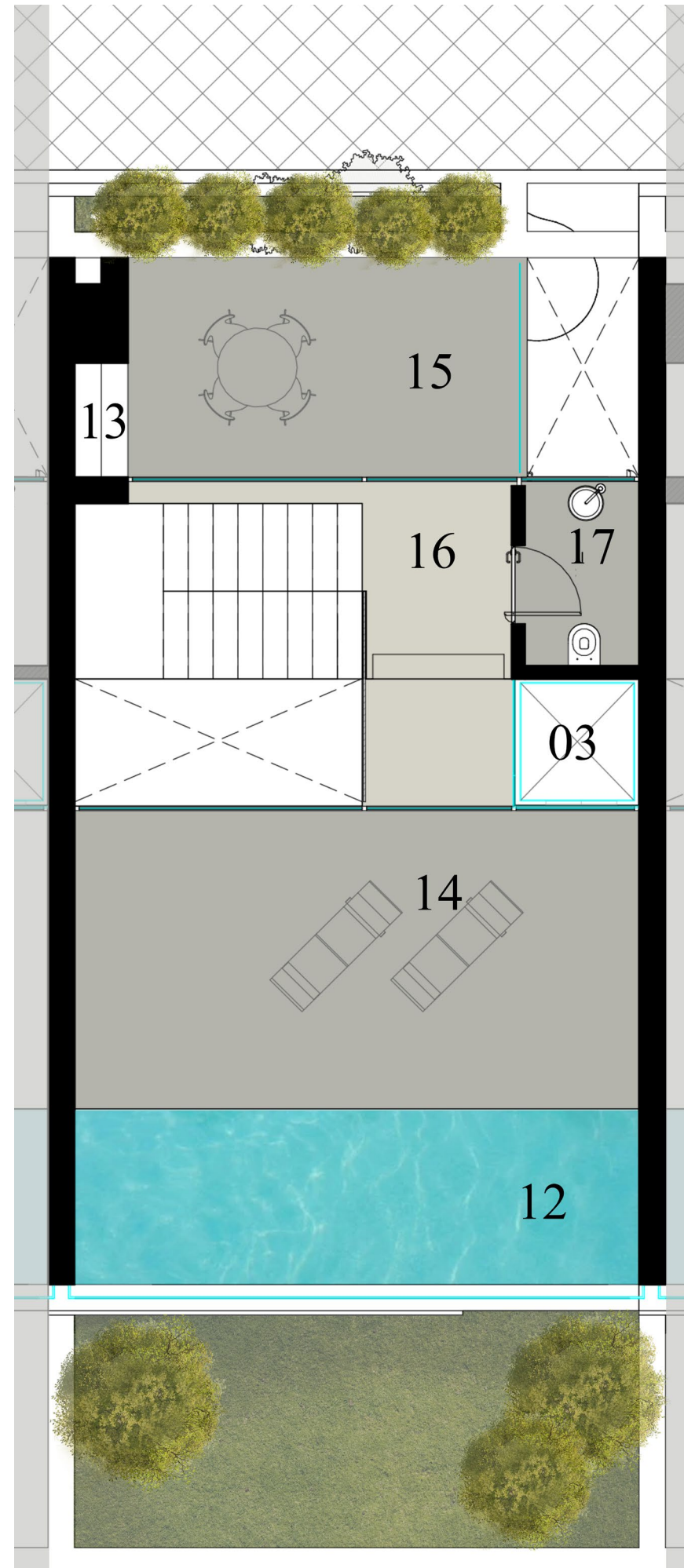
FLOOR 0

- 00. Parking Space
- 01. Entrance
- 02. Hall (10.65m²)
- 03. Home Lift (2.03m²)
- 04. Bathroom 01 (4.55m²)
- 05. Bathroom 02 (2.7m²)
- 06. Bedroom 01 (15.80m²)
- 07. Bedroom 02 (12.90m²)



FLOOR 1

- 03. Home Lift (2.03m²)
- 08. Kitchen (15.85m²)
- 09. Toilet (1.9m²)
- 10. Living/Dining Room (40.95m²)
- 11. Balcony (4.2m²)



ROOFTOP

- 03. Home Lift (2.03m²)
- 12/14. Pool/Lounge Area (34.45m²)
- 13. Barbecue
- 15. Gathering Area (11.25m²)
- 16. Hall (6.3m²)
- 17. Toilet (2.55m²)

EXTERIORS



ROOFTOP

Accessible rooftop with barbecue, pool and lounge area

FACADE

Mesh shading system

DOORS AND WINDOWS

Minimalist aluminum frames

Double glazing with thermal and acoustic control

OUTDOOR LEISURE AREAS

Terraces and balconies in non-slip ceramic tiles

Swimming pool area in non-slip ceramic tiles

Swimming pool with salt treatment system

FLOORING AND PATH MATERIALS

Floor tiles in slabs

EXTERNAL EQUIPMENT

Barbecue

Photovoltaic panels

Irrigation system

IMAGES FOR ILLUSTRATIVE PURPOSES ONLY





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INTERIORS



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WALLS

Waterproof drywall, including painting in all compartments

FLOORS

Ceramic (high-end)

CEILINGS

Waterproof drywall ceilings, including painting in all compartments

Drywall ceiling moldings to hide blackouts and curtains

LIGHTING

General lighting in LED

CARPENTRY

Doors in lacquered MDF

Full-height doors with concealed hinges

Closets in lacquered MDF, with melamine interiors

SYSTEMS

Natural ventilation system in all rooms VMC

Split air conditioning on Floor -1

Ducted air conditioning on Floors 0 and 1

Hydraulic underfloor heating on Floor -1 (except laundry room)

Heat pump with solar panels



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



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KITCHEN

Compact countertop similar to Silestone in quartz
Combined fridge-freezer
Faucet with pull-out shower
Appliances (induction hob, integrated oven, integrated microwave, WM)

LAUNDRY

Compact countertop similar to Silestone in quartz
Appliances (washer and dryer)

BATHROOMS

Ceramic walls and floor (high-end)
Suspended furniture
Suspended sinks
Mixer tap
Toilets
Shower trays
Tempered glass shower screen, colorless
Mirror with LED strip

ACCESSORIES

Homelift
Alarm system



OTHER FEATURES



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

Pool with salt treatment

Exterior Shower

Barbecue

Multipurpose Room

Wine Cellar

Video Intercom

Thermoaccumulator



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

Fractions

Fraction A - 1.950.000€

Fractions B,C,D,E,F - 1.900.000€

Fraction G - 1.950.000€

Payment Terms

- €10.000 reservation deposit
- 10% down payment with signing of the Promissory Contract (PSPC)
- 10% instalment, within 60 days after signing the PSPA
- 10% instalment, within 120 days after signing the PSPA
- 10% instalment, within 180 days after signing the PSPA
- 10% instalment, within 240 days after signing the PSPA
- 50% balance on completion with the signing of the Title Deed

CUCKOO'S VILLA

Living here means enjoying an exquisite lifestyle, where all amenities are within reach, guaranteeing an outstanding living experience in one of Portugal's most sought-after destinations.



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