

At RealKasa®, our market strategy is focused on discretion, premium presentation, and highly qualified buyer matching. Each property is positioned with a tailored narrative to maximize perceived value and market response.

# 17.5m Heated Lap Pool T4 Villa with Guest Apartment in Lagos

Ref: 87053563 | Faro > Lagos > Lagos



**€1.395.000**

<b>Business type</b>	Sale	<b>Property type</b>	House
<b>Bedrooms</b>	4	<b>Bathrooms</b>	-
<b>Area</b>	300 m2		

## Description

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t's 7 AM in July. You're at the far end of the pool, turning for your tenth length. The water is warm because the automatic cover has been holding yesterday's sun all night. The garden is still in shadow, the cliffs of Porto de Mós are catching the first light five minutes down the road, and the only thing you can hear is your own breathing against the water.

That is the daily rhythm this villa was built around. A 17.5-metre heated lap pool with automatic cover that traps the day's heat overnight, so the heating system barely needs to run. Fed by an artesian well, set in front of a 1,000 m<sup>2</sup> plot in Atalaia, one of the calmest and best-located residential pockets in Lagos. Town walls one way, the cliffs and the sea the other.

### The main house and the outdoor living

The living area opens onto the garden through full-height glazing on three sides, so the lounge, the kitchen and the terrace stop being separate ideas. South-facing sun reaches the pool deck from morning through to early evening, which is why the outdoor barbecue area, fitted with a built-in Japanese teppanyaki plate, sits exactly where it does. Dinner moves outside in May and stays there until October. Invisible skirting boards run flush into the walls throughout the interior, the kind of detail you don't notice until you do, then you can't stop noticing how clean every line of the house feels.

### The guest apartment and the upstairs

The ground floor holds a second, fully independent 1-bedroom apartment with its own kitchen, bathroom and entrance, connected to the main house through two flush interior doors. Open them and it's one large family home. Close them and you have either a private wing for visiting parents or grown children, or a separate holiday let with its own front door. Upstairs, the main bedrooms share a panoramic solarium with open views over Lagos, the kind of terrace that becomes the sundowner spot by default.

### Lifestyle

Atalaia sits between the historic centre of Lagos and the cliffs of Porto de Mós. Porto de Mós beach is a 5-minute drive, or around 30 minutes on foot if you're walking back from a long lunch. The old town walls, the marina and the Saturday market are roughly the same in the other direction. Faro airport is just under an hour east. The school run, the supermarket, the surf, the dinner reservation, all sit within a five-minute drive.

### Energy and running costs

The villa is rated A+ and built to keep monthly bills low rather than to look efficient on paper. The artesian well covers irrigation and the pool. A 5 kW photovoltaic system with battery and inverter handles a meaningful share of the electricity. ETICS external thermal insulation, mechanical ventilation (VMC) for continuous air renewal without opening windows, and Samsung A+ air conditioning in every room. In practice, water comes in between €30 and €50 a month and electricity between €60 and €100, depending on use. Two Italian Piazzetta fireplaces with forced-air distribution handle the cooler months on very little wood.

### Key features

T4 villa: 3-bed main house plus a fully independent 1-bed apartment, internally connected through flush doors  
~300 m<sup>2</sup> built over two floors, on a 1,000+ m<sup>2</sup> landscaped plot

17.5-metre heated lap pool, fed by artesian well, with automatic cover that holds the day's heat  
South-facing outdoor dining and barbecue area with built-in teppanyaki plate  
Panoramic upstairs solarium with open views over Lagos  
Energy certificate A+, ETICS insulation, 5 kW photovoltaic with battery and inverter  
EV charger at the gate, central vacuum, mechanical ventilation (VMC), Samsung A+ AC in all rooms  
Italian Piazzetta fireplaces in both apartments, with forced-air distribution  
External annex: laundry, bike/equipment store, technical room, new sauna with full bathroom and walk-in shower  
Built-in sound in the bedrooms, pre-installation for home cinema in the living areas  
Interior and exterior video surveillance  
5-minute drive to Porto de Mós beach (about 30 minutes on foot), similar distance to Lagos old town  
Monthly running costs: water €30-50, electricity €60-100

The sign-off

Happy to walk you through it on site, or to talk through Atalaia and the wider Lagos market first if you're still figuring out whether the area is the right fit. Either way, message me with what you're looking for and I'll point you in the right direction.

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This brochure was prepared by RealKasa® for property presentation.

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