

Lapasea SA

Sea Front Property in the Algarve

Lapasea SA – Contents

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NOTE: ALL THE PLANS & SUGGESTIONS ARE COPIES.
ON REQUEST, EACH ONE CAN BE SENT SEPARATELY FOR BETTER DEFINITION.

Lapasea SA – Company Sole Asset

Plot 24, Vale de Lapa, Carvoeiro, Lagoa

- This Stunning 4 Bedroom Property is ideally situated between the fishing port of Portimão and Ferragudo that boasts some of the finest fish restaurants in Portugal and the Beach side Village of Carvoeiro well known locally for its bars and restaurants.
- Cliff Top rambles and the local Tennis Club, along with Portuguese restaurants, snack-bars and cafés are just minutes walking distance from the House.
- Carvoeiro, Portimão, Ferragudo and Silves offer an abundance of Historical Culture, Traditional Portuguese Restaurants and Local Markets together with easy access to delightful championship golf courses... along with water parks for the children.

Lapasea SA – Company Sole Asset

Plot 24, Vale de Lapa, Carvoeiro, Lagoa

- The House is nestled within an high value, well maintained housing complex.
- The Property benefits from a modern “Saunier Duval” underfloor heating throughout.
- Fully fitted black granite surface kitchen and laundry.
- The Property enjoys the benefit of a salt water pebble pool, within its landscaped gardens.
- The Property is installed with 4 CCTV cameras and connected to all the Security Services offering 24/7 Emergency Support. The house is accessed via a pedestrian gate controlled from within the house, the large 2 car garage is accessed from an handheld fob or controlled from the house through an electronic sliding iron gate.

Lapasea SA – Photo 1



Lapasea SA – Photo 2



Lapasea SA – Photo 3



Lapasea SA – Photo 4



Lapasea SA – Photo 5



Lapasea SA – Plans description

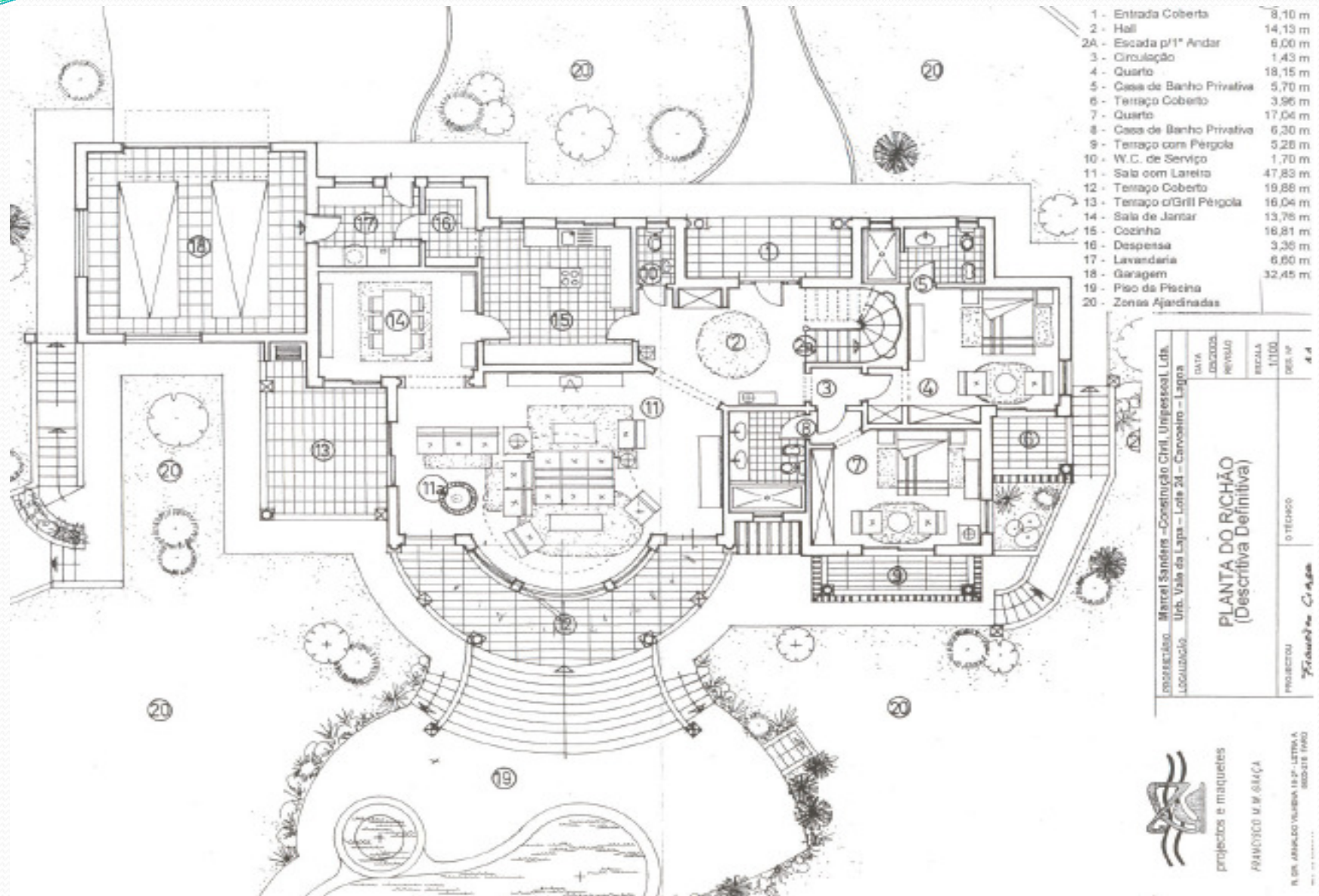
The plans description on the following pages are in Portuguese. Please see the translation below:

1	Covered Entrance
2	Hall
2A	Stairs for the 1st Floor
3	Circulation Area
4	Bedroom
5	Ensuite Bathroom
6	Covered Terrace
7	Bedroom
8	Ensuite Bathroom
9	Terrace with Pergola
10	Guest/Social Toilet

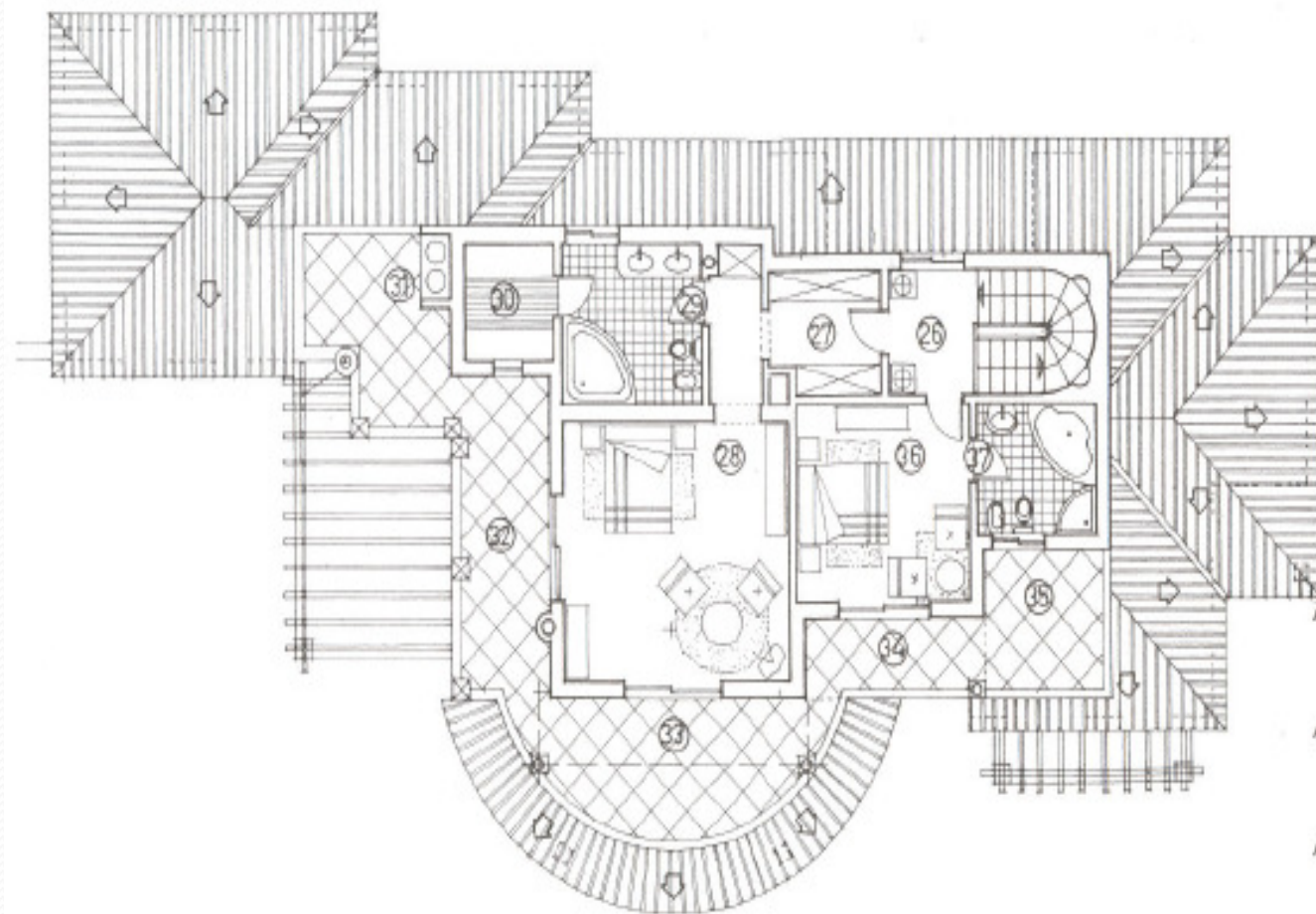
11	Living Room Area
12	Covered Terrace
13	BBQ Terrace with Pergola
14	Dining Room Area
15	Kitchen
16	Utility Room
17	Laundry
18	Garage
19	Pool Area
20	Garden Areas

26	Hall
27	Dressing Area
28	Bedroom
29	Ensuite Bathroom w/ Jacuzzi
30	Steam & Shower Room
31	Steam Plant Room
32	Terrace
33	Terrace with Pergola
34	Terrace with Pergola
35	Terrace
36	Bedroom
37	Ensuite Bathroom

Plans of the Main House – Ground Floor Area



Plans of the Main House – First Floor Area



Áreas do 1º Andar

26 - Hall	3,96 m ²
27 - Zona de vestir	5,06 m ²
28 - Quarto	22,56 m ²
29 - Casa de Banho Privativa	9,00 m ²
30 - Sauna	3,90 m ²
31 - Aquecimento da Sauna	0,90 m ²
32 - Terraço Descoberto	19,88 m ²
33 - Terraço com Pérgola	8,40 m ²
34 - Terraço Coberto	5,20 m ²
35 - Terraço Descoberto	6,50 m ²
36 - Quarto	13,88 m ²
37 - Casa de Banho Privativa	6,24 m ²

ÁREAS TOTAIS

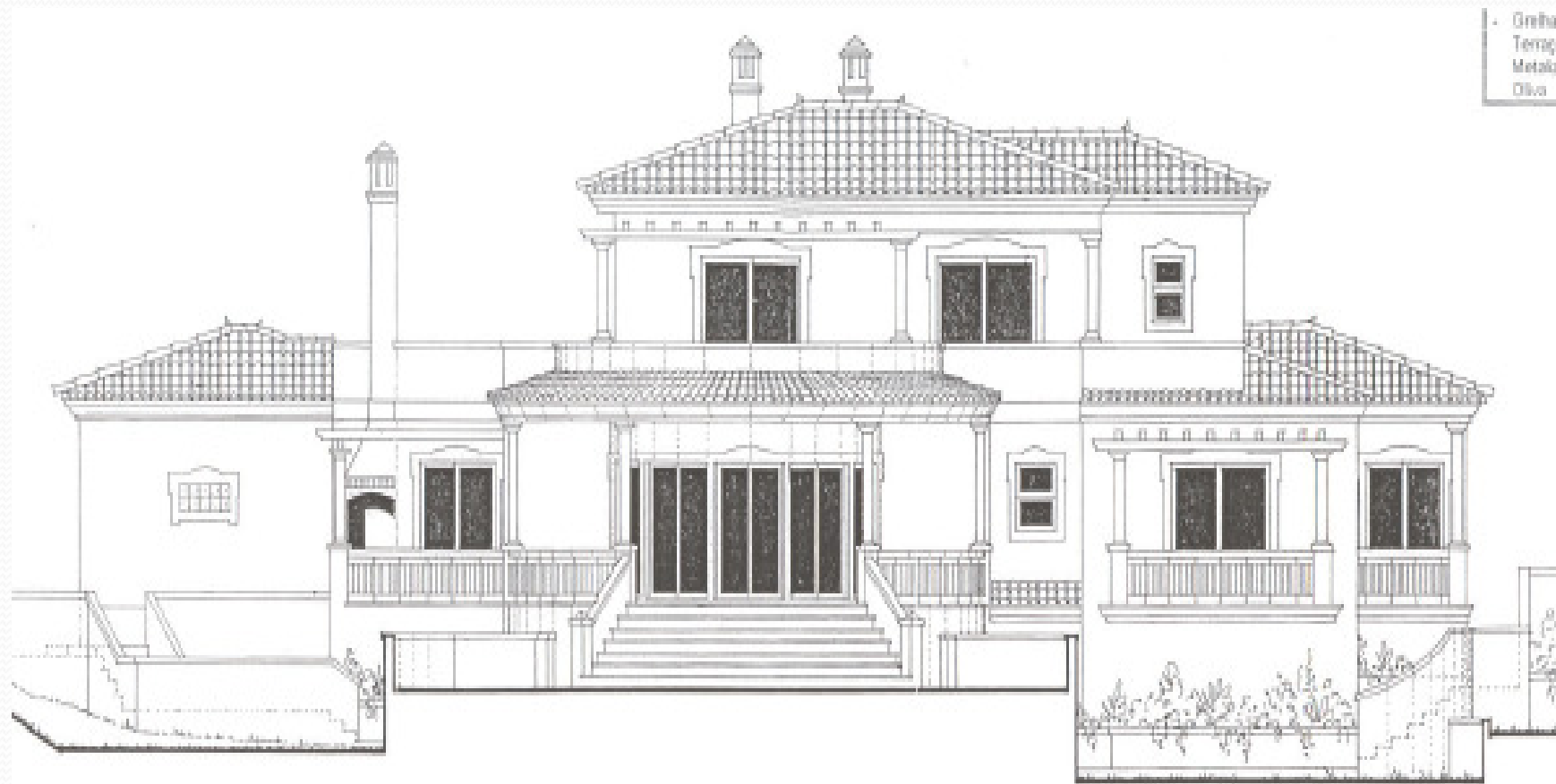
Área de Construção Fechada	
R/Ctão	224,93 m ²
1º Andar	90,53 m ²
	<hr/> 315,46 m

Área de Terraços Cobertos	
R/Ctão	31,94 m ²
1º Andar	6,00 m ²
	<hr/> 37,94 m

Área de Pérgolas	
R/Ctão	21,32 m ²
1º Andar	4,40 m ²
	<hr/> 25,72 m

ÁREA BRUTA TOTAL	<hr/> 354,40 m
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Plans of the Main House – South Elevation



Grilha
Terrap
Metaliz
Oliva

ALÇADO SUL

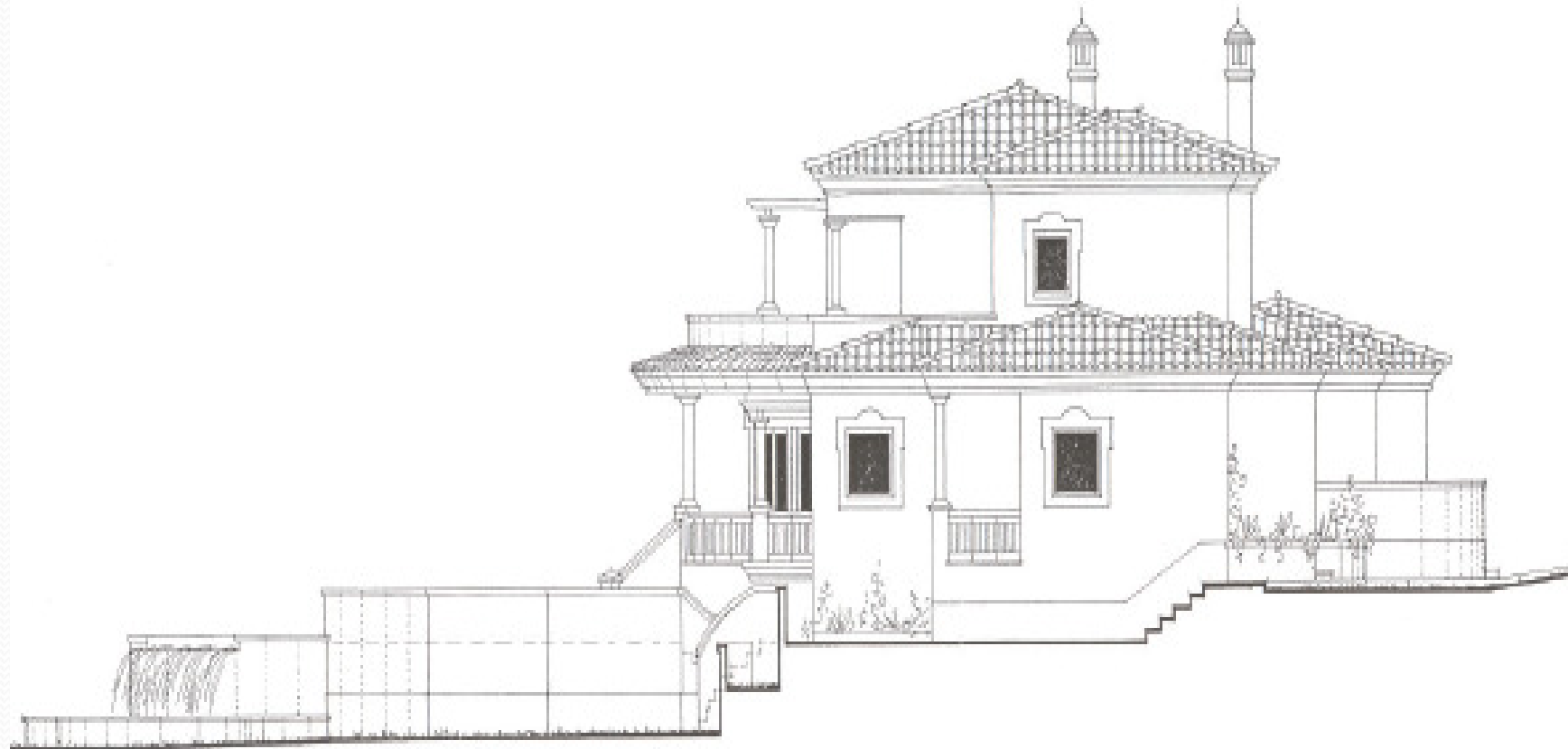
Plans of the Main House – North Elevation



- Grelhagem de Janelas,
Terraços em Ferro Forj
Metalização a Quente e
Óleo

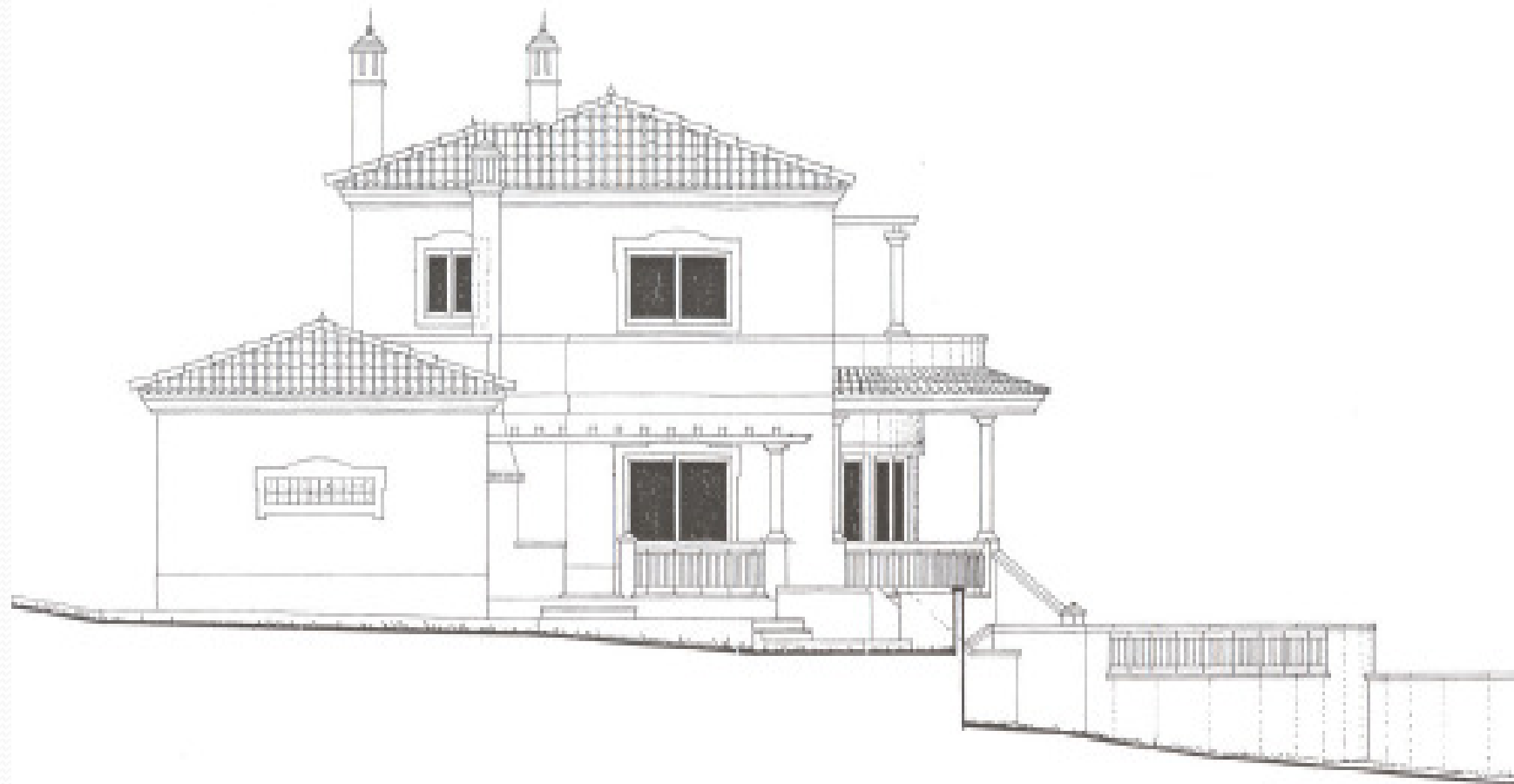
ALÇADO NORTE

Plans of the Main House – East Elevation



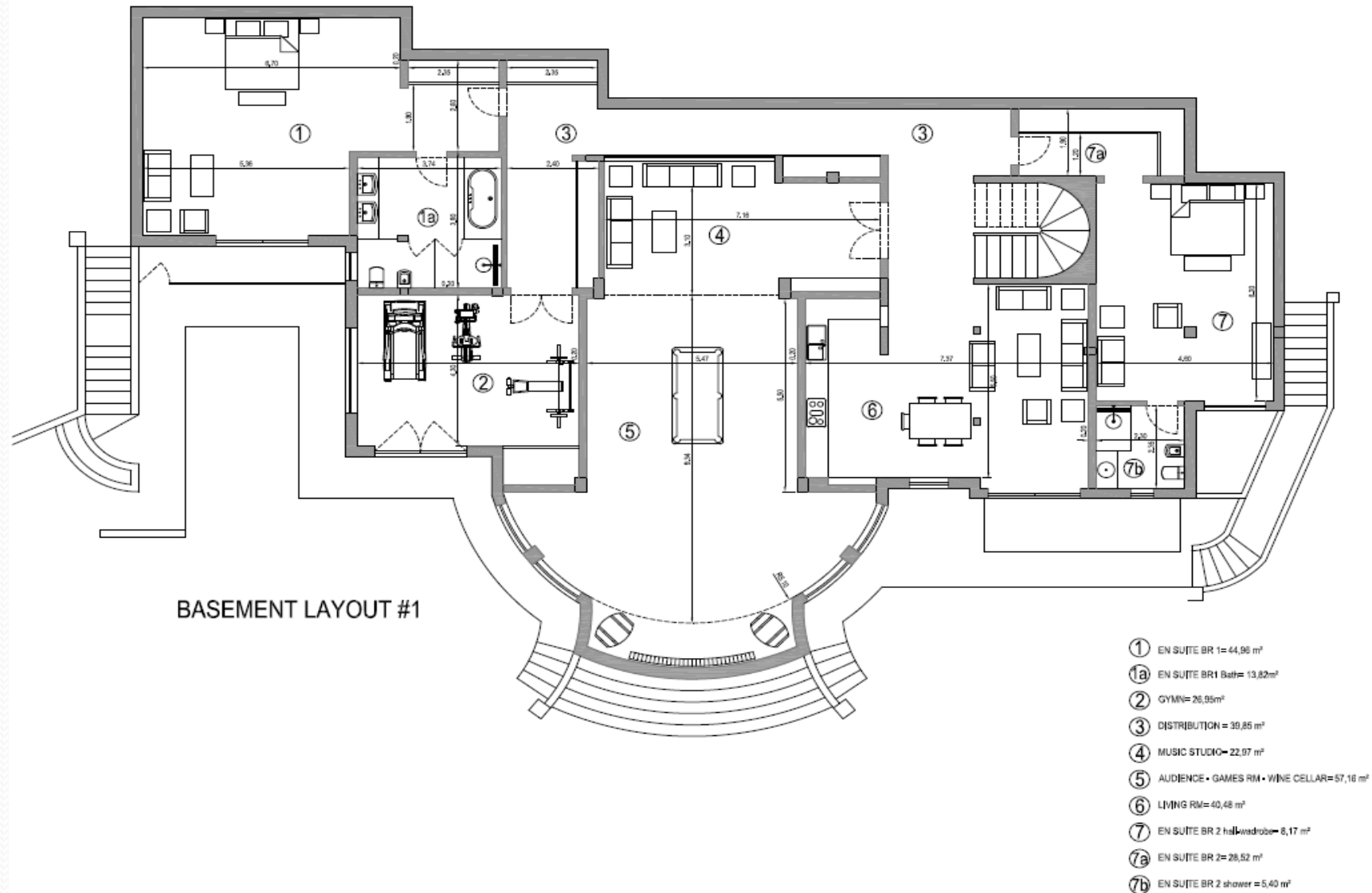
ALÇADO NASCENTE

Plans of the Main House – West Elevation

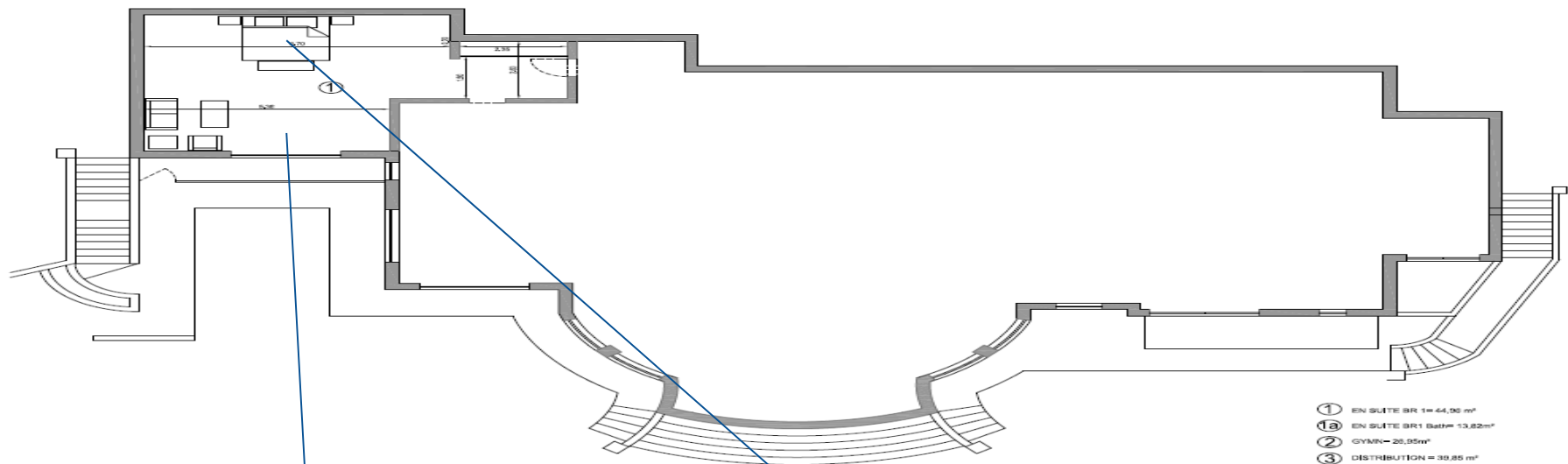


ALÇADO POENTE

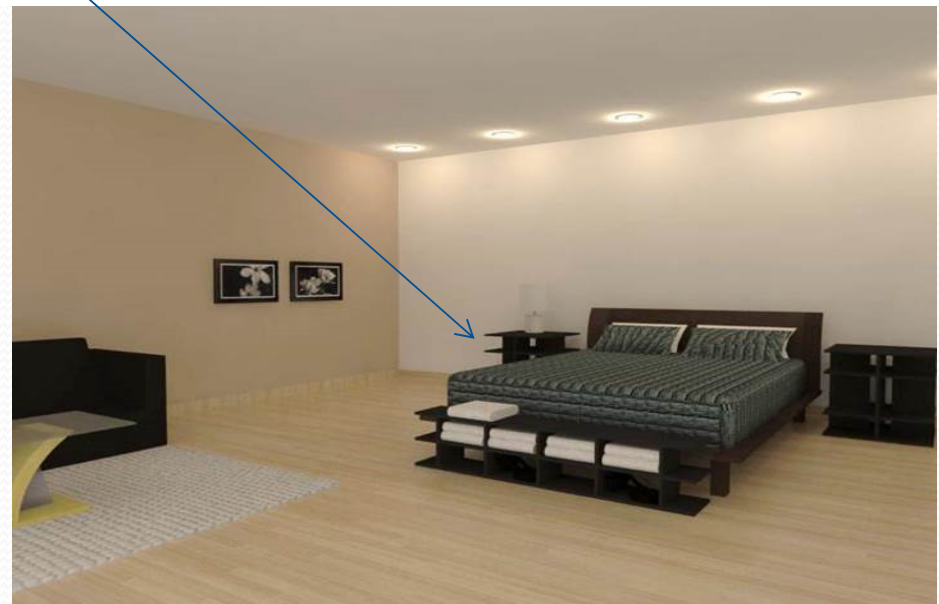
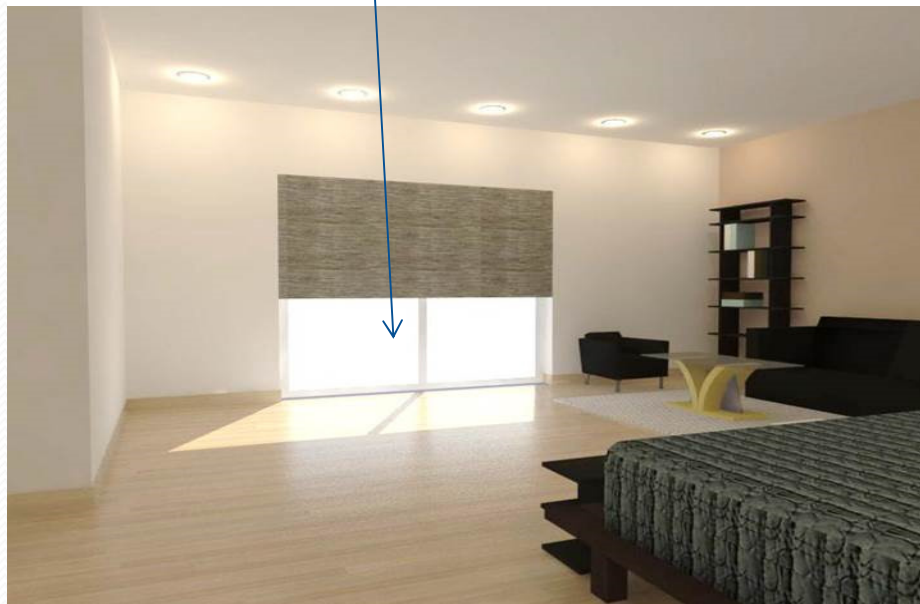
Suggested Lower Ground 1



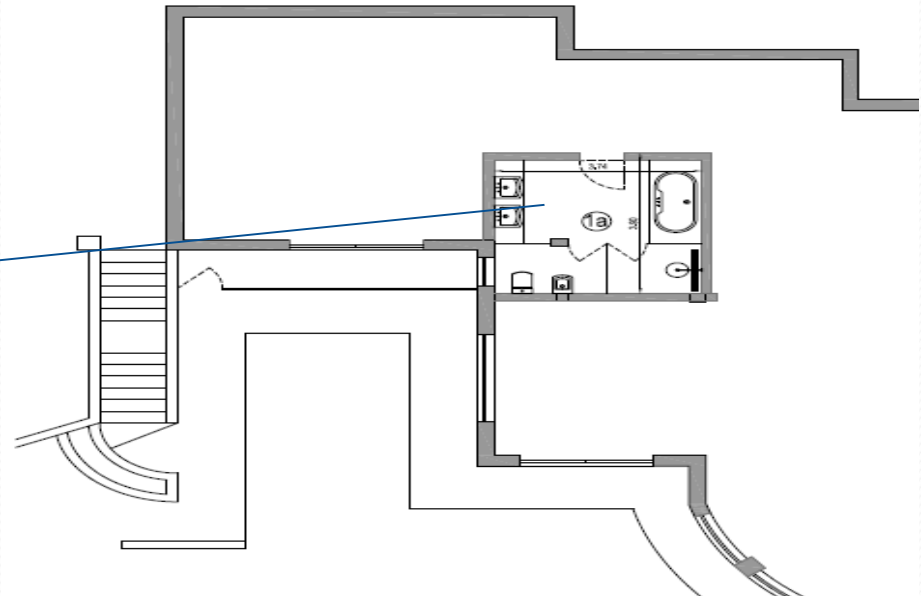
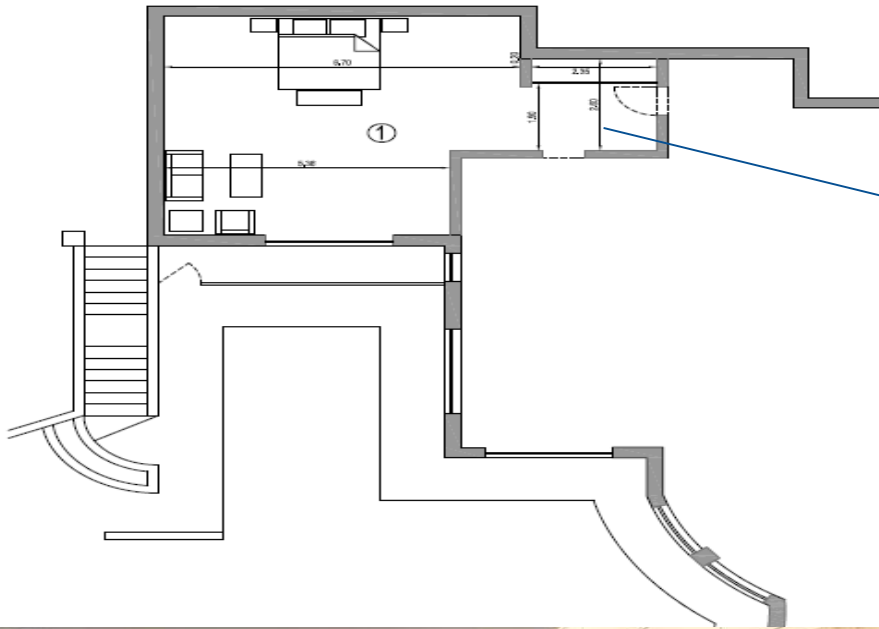
1 - EN SUITE BEDROOM 1 (44,96 M2)



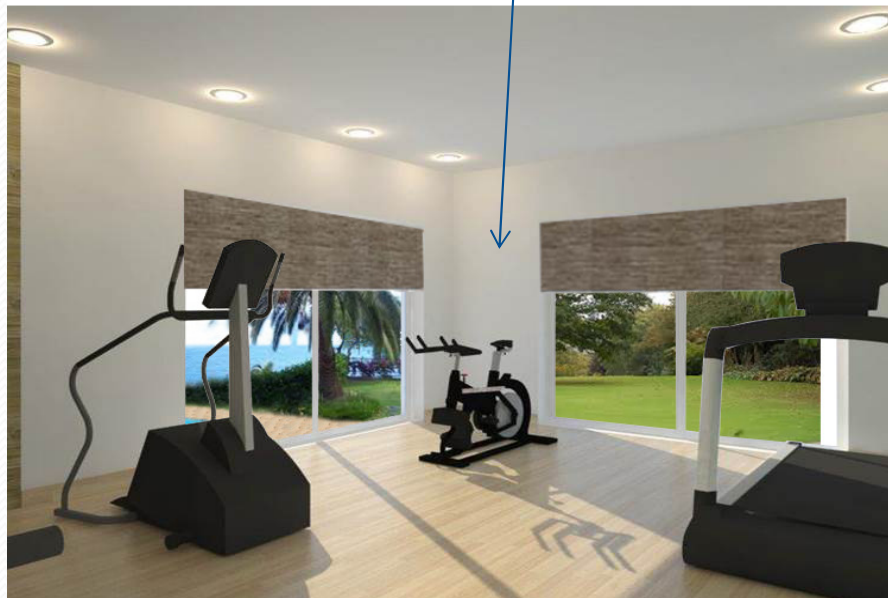
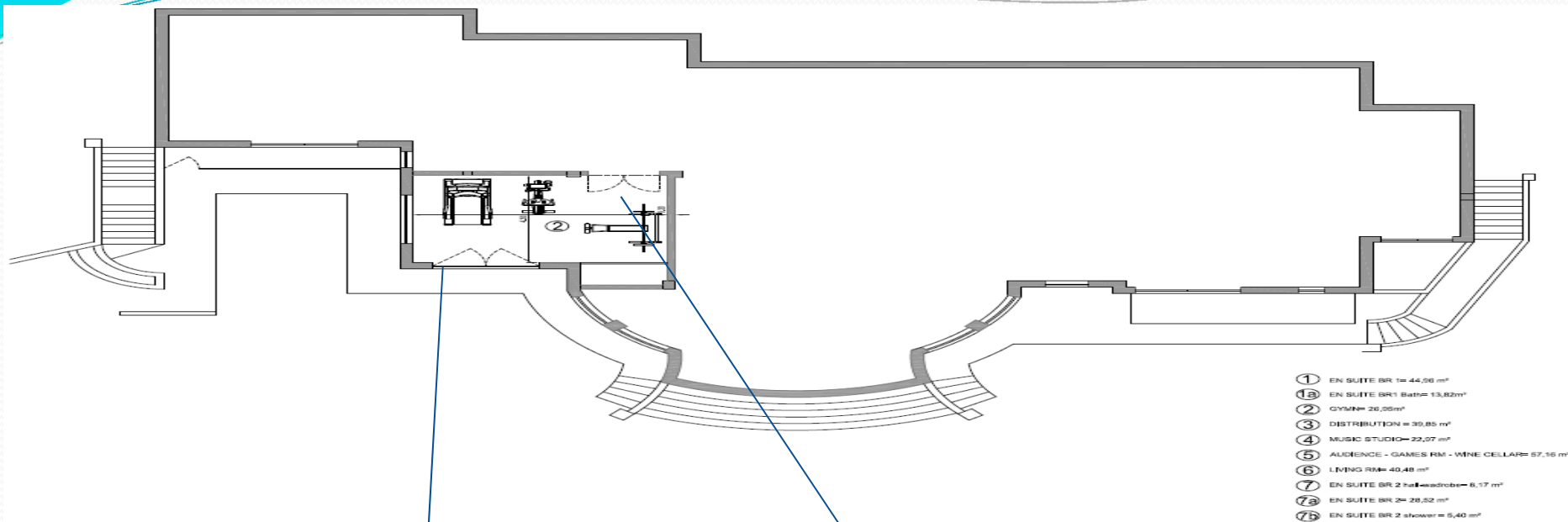
- ① EN SUITE BR 1= 44,96 m²
- ①a EN SUITE BR 1 Bath= 13,82m²
- ② GYM= 25,95m²
- ③ DISTRIBUTION = 39,85 m²
- ④ MUSIC STUDIO= 22,97 m²
- ⑤ AUDIENCE + GAMES RM + WINE CELLAR= 57,16 m²
- ⑥ LIVING RM= 40,48 m²
- ⑦ EN SUITE BR 2 hall+wardrobe= 8,17 m²
- ⑦a EN SUITE BR 2= 25,52 m²
- ⑦b EN SUITE BR 2 shower= 5,40 m²



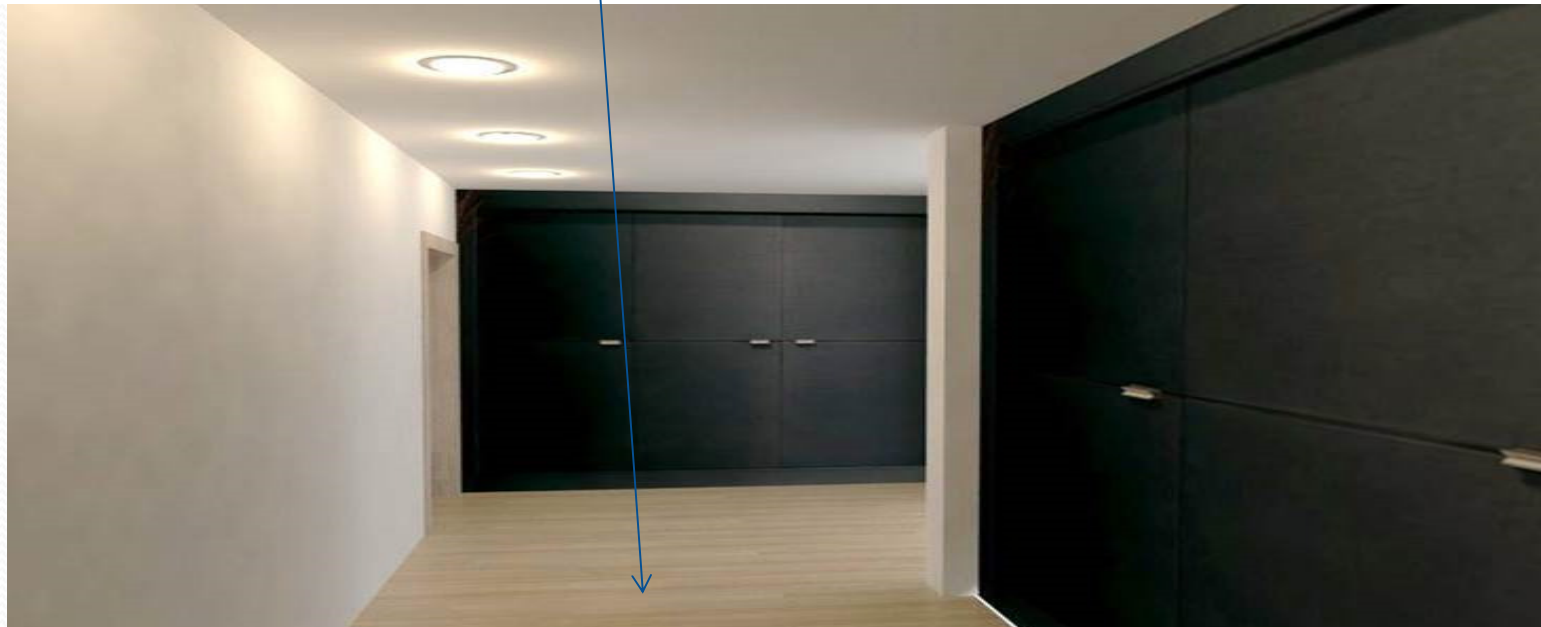
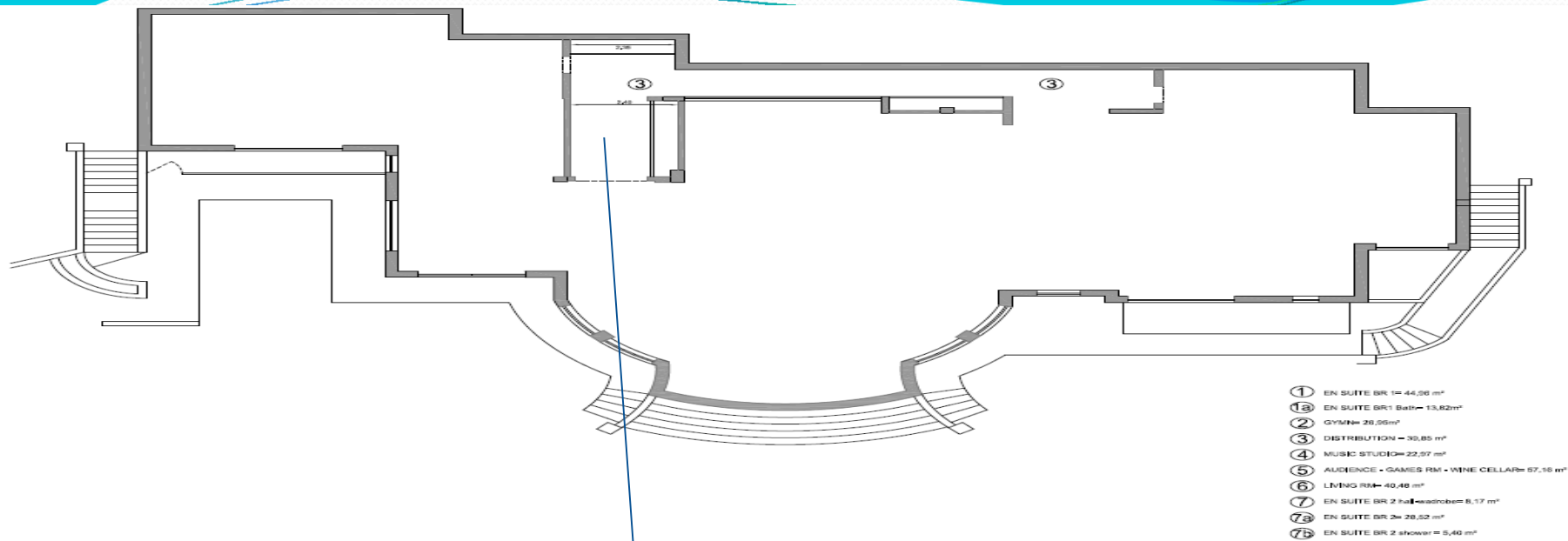
1 & 1a - EN SUITE BEDROOM 1 Bath (13,82 M2)



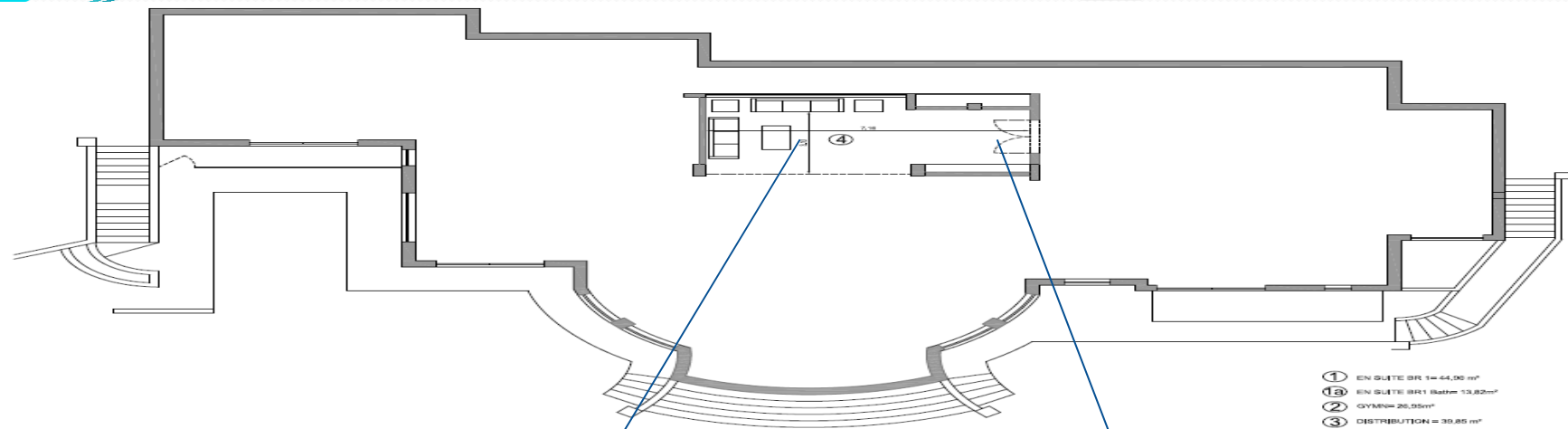
2 - GYMNASIUM (26,95 M2)



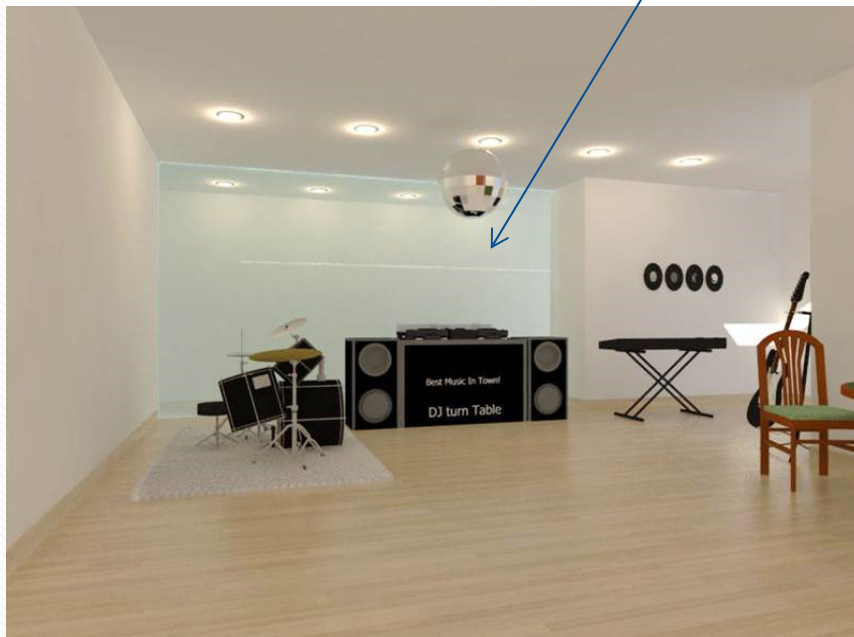
3 - DISTRIBUTION (39,85 M2)



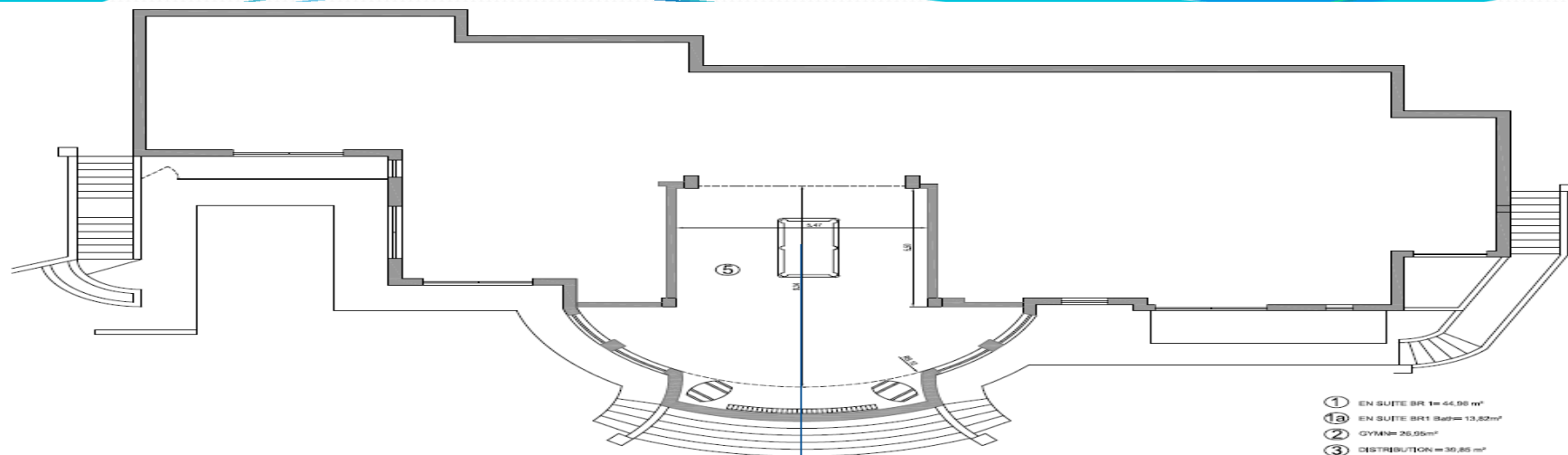
4 - MUSIC STUDIO (22,97 M2)



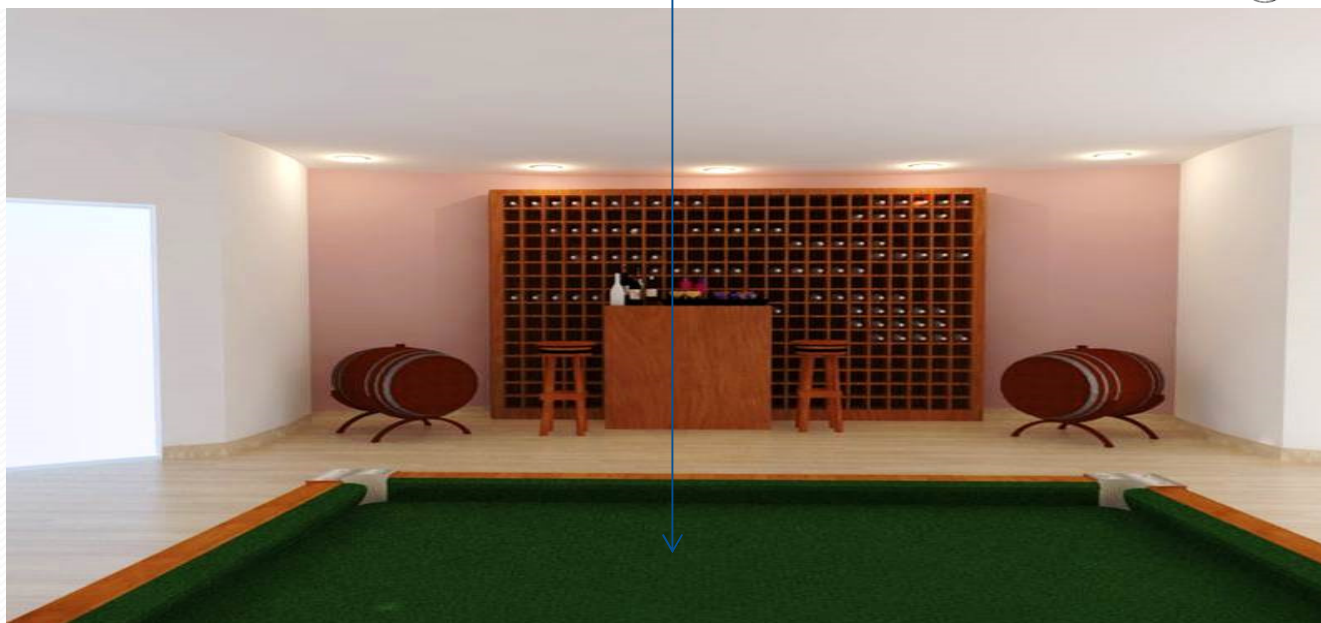
- ① EN SUITE BR 1= 44,00 m²
- ①a EN SUITE BR 1 Bath= 13,82m²
- ② GYM= 26,55m²
- ③ DISTRIBUTION = 30,85 m²
- ④ MUSIC STUDIO= 22,97 m²
- ⑤ AUDIENCE + GAMES RM + WINE CELLAR= 57,16 m²
- ⑥ LIVING RM= 40,48 m²
- ⑦ EN SUITE BR 2 hall+wardrobe= 8,17 m²
- ⑦a EN SUITE BR 2= 28,52 m²
- ⑦b EN SUITE BR 2 shower = 5,40 m²



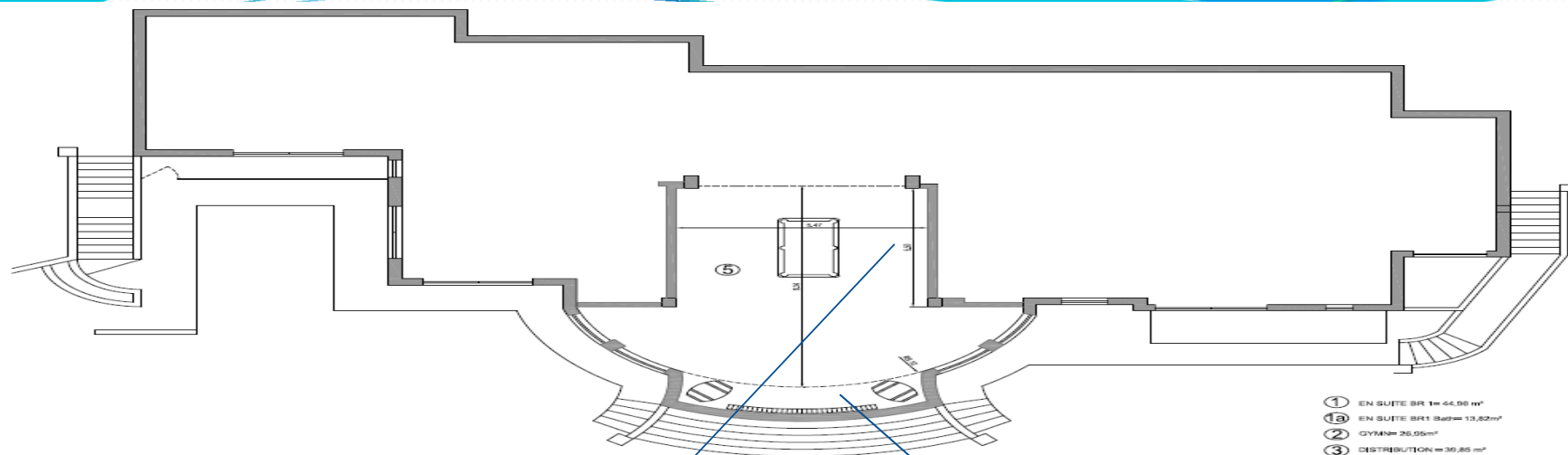
5- AUDIENCE/GAMES ROOM/WINE CELLAR (57,16M2)



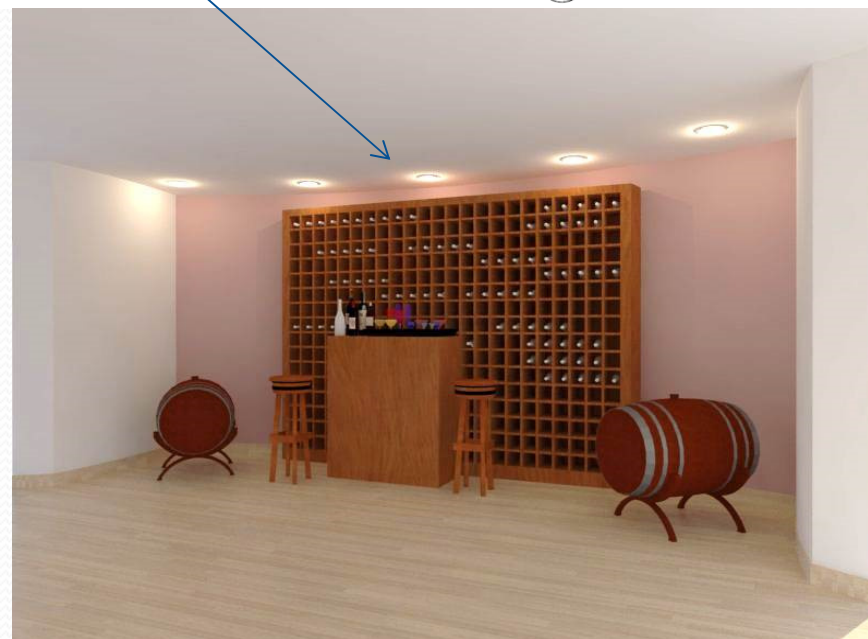
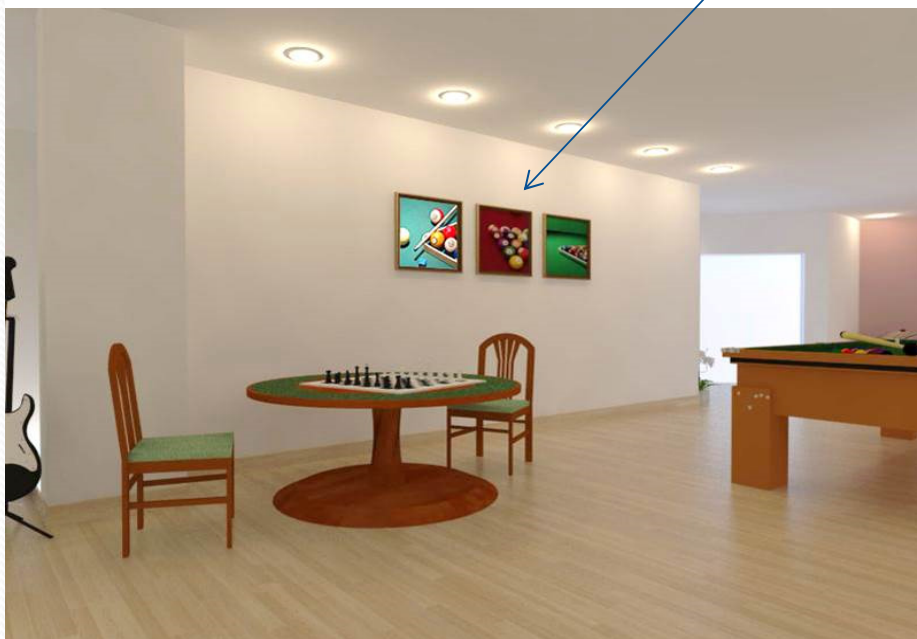
- ① EN SUITE BR 1= 44,95 m²
- ② EN SUITE BR1 Bath= 13,82m²
- ③ GYM= 25,95m²
- ④ DISTRIBUTION = 30,85 m²
- ⑤ MUSIC STUDIO= 22,97 m²
- ⑥ AUDIENCE - GAMES RM - WINE CELLAR= 57,16 m²
- ⑦ LIVING RM= 40,48 m²
- ⑧ EN SUITE BR 2 hall-wardrobe= 5,17 m²
- ⑨ EN SUITE BR 2= 28,52 m²
- ⑩ EN SUITE BR 2 shower = 5,40 m²



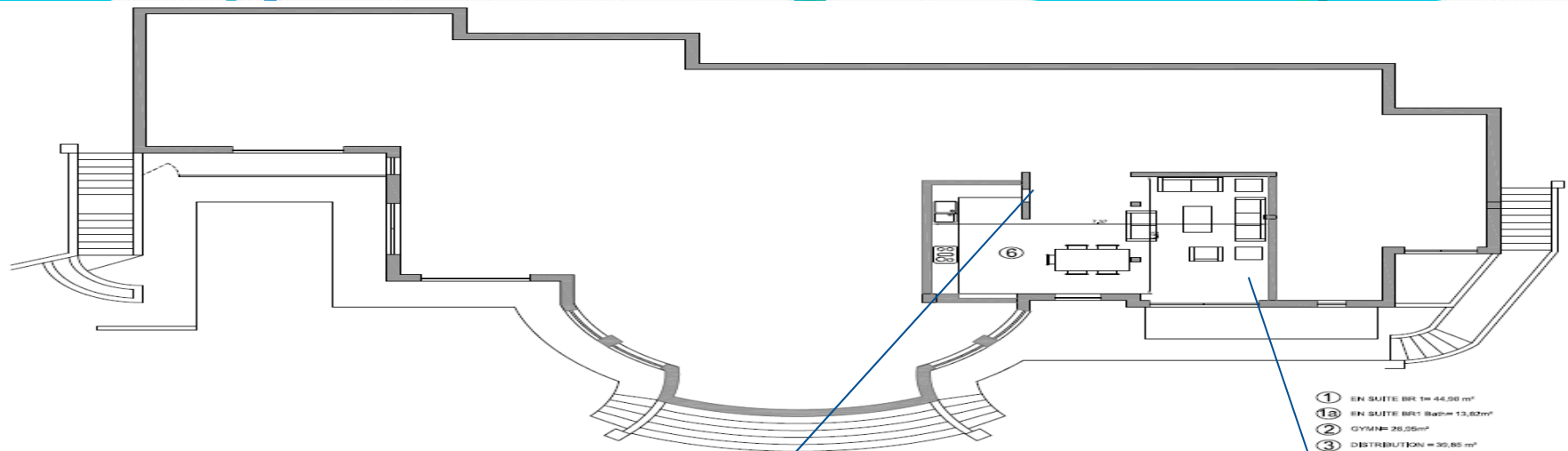
5- AUDIENCE/GAMES ROOM/WINE CELLAR (57,16M2)



- ① EN SUITE BR 1= 44,98 m²
- 1B. EN SUITE BR1 Bath= 13,82m²
- ② GYM= 26,95m²
- ③ DISTRIBUTION = 30,85 m²
- ④ MUSIC STUDIO= 22,97 m²
- ⑤ AUDIENCE - GAMES RM - WINE CELLAR= 57,16 m²
- ⑥ LIVING RM= 40,48 m²
- ⑦ EN SUITE BR 2 hall-wardrobe= 6,17 m²
- 7A. EN SUITE BR 2= 28,52 m²
- 7B. EN SUITE BR 2 shower = 5,40 m²



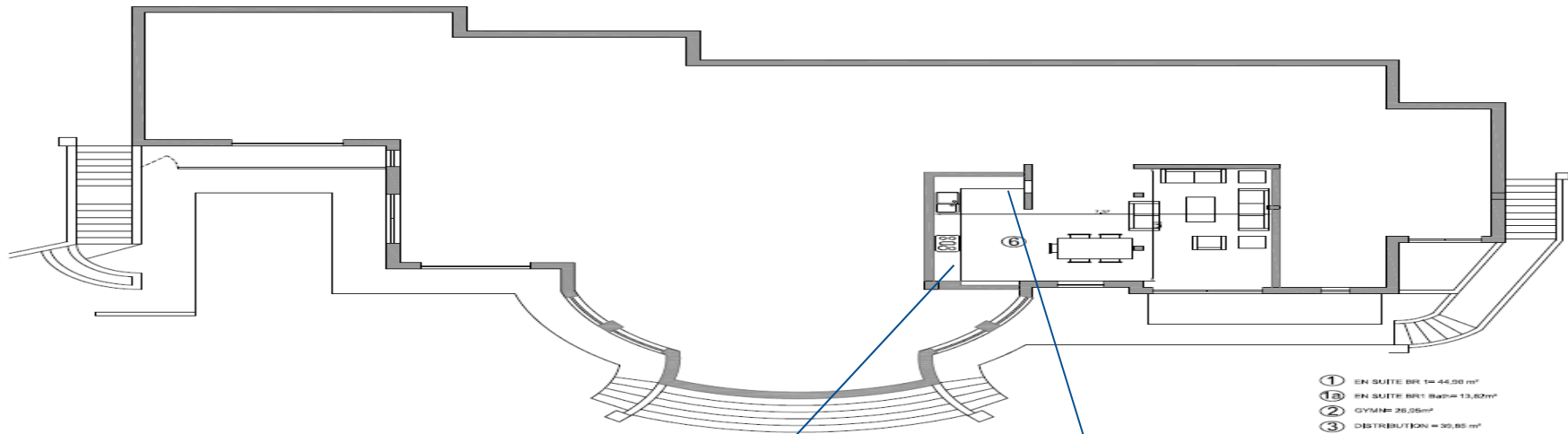
6 – LIVING ROOM/KITCHENETTE (40,48 M2)



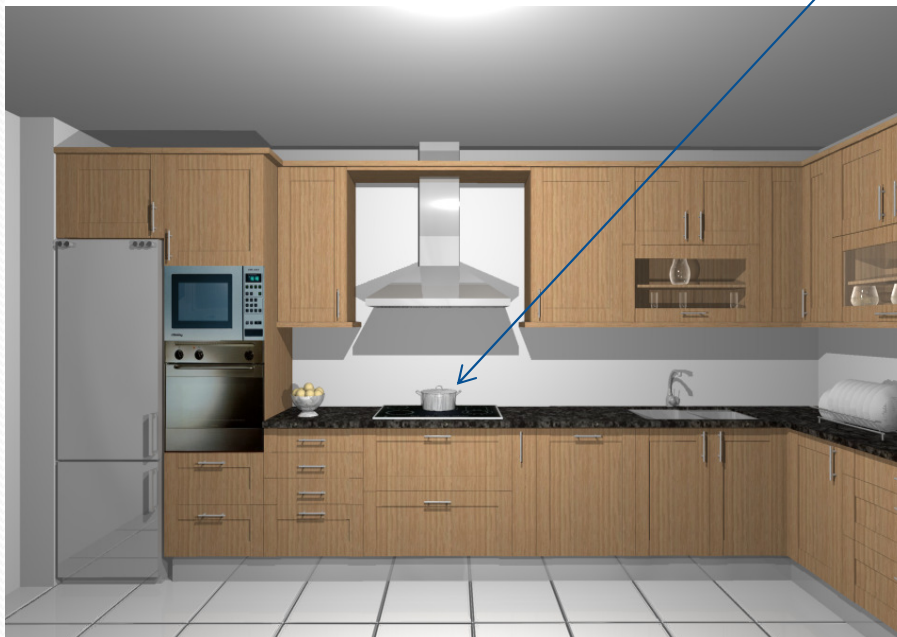
- ① EN SUITE BR 1= 44,98 m²
- ② EN SUITE BR1 Bath= 13,62m²
- ③ GYM= 26,25m²
- ④ DISTRIBUTION = 35,85 m²
- ⑤ MUSIC STUDIO= 22,57 m²
- ⑥ AUDIENCE - GAMES RM - WINE CELLAR= 57,16 m²
- ⑦ LIVING RM= 40,48 m²
- ⑧ EN SUITE BR 2 hall+wardrobe= 8,17 m²
- ⑨ EN SUITE BR 2= 28,52 m²
- ⑩ EN SUITE BR 2 shower = 5,40 m²



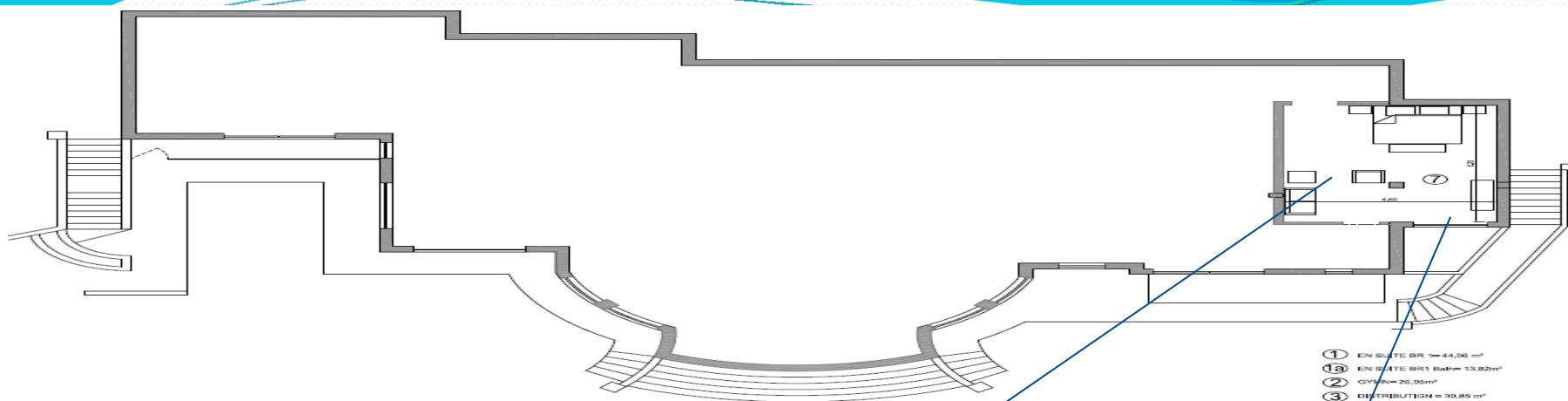
6 – LIVING ROOM/KITCHENETTE (40,48 M2)



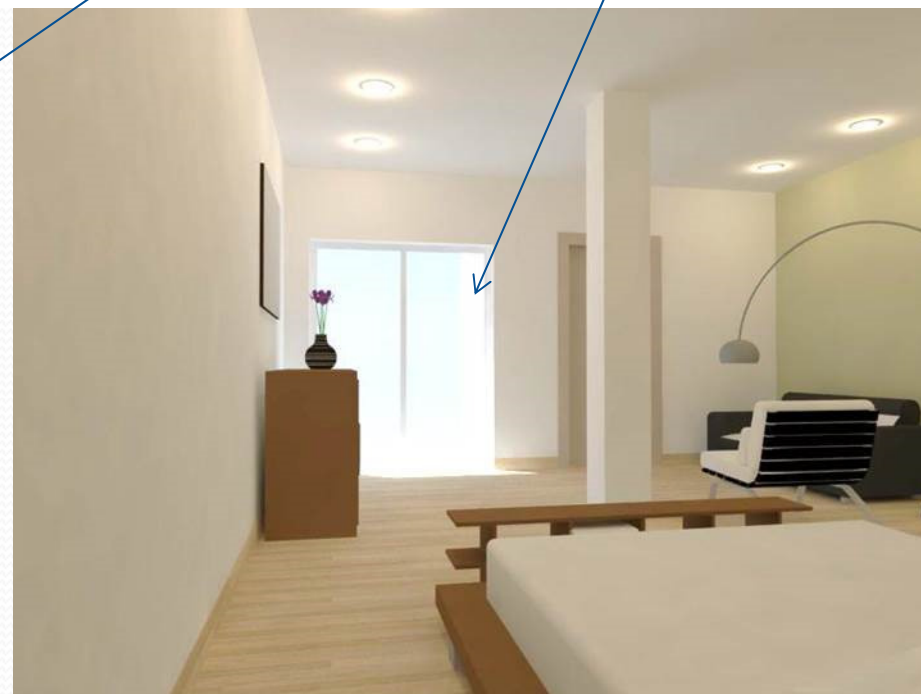
- ① EN SUITE BR 1= 44,00 m²
- ② EN SUITE BR 1 Bath= 13,62m²
- ③ GYM= 26,55m²
- ④ DISTRIBUTION = 35,85 m²
- ⑤ MUSIC STUDIO= 22,57 m²
- ⑥ AUDIENCE - GAMES RM - WINE CELLAR= 57,16 m²
- ⑦ LIVING RM= 40,48 m²
- ⑧ EN SUITE BR 2 hall+bedroom= 6,17 m²
- ⑨ EN SUITE BR 2= 28,52 m²
- ⑩ EN SUITE BR 2 shower = 5,40 m²



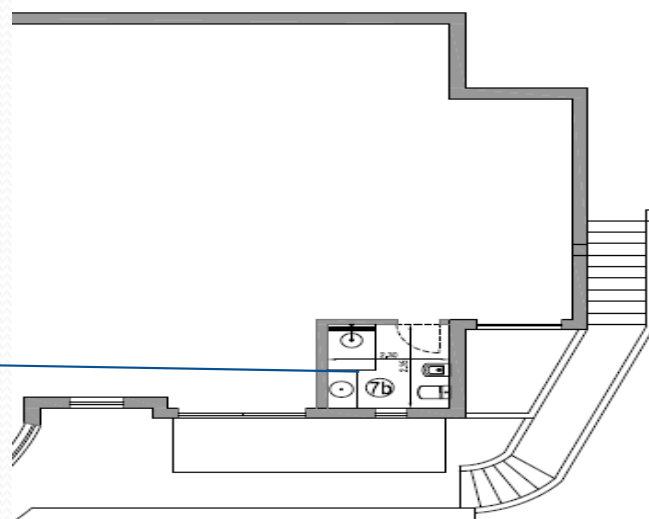
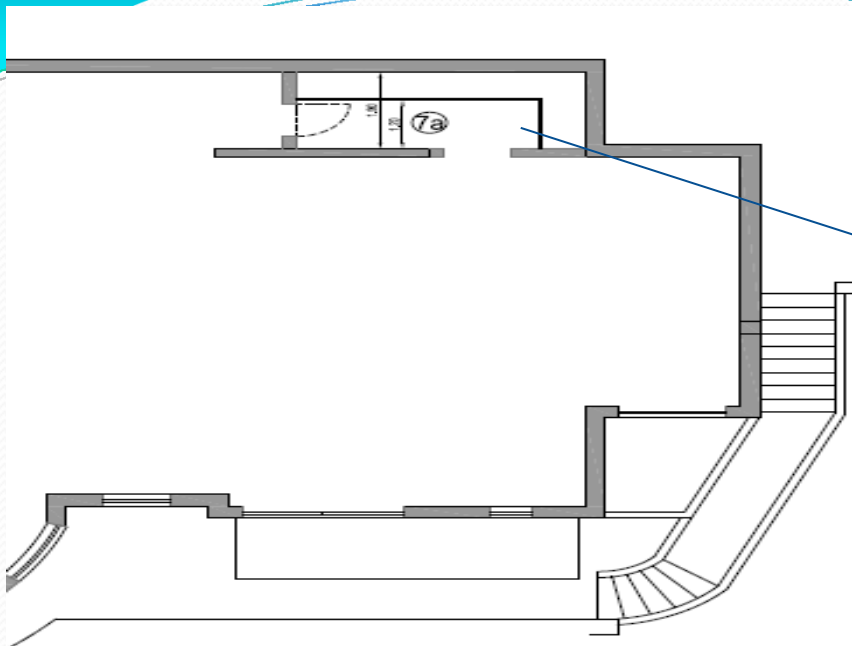
7 – EN SUITE BEDROOM 2 (28,52 M2)



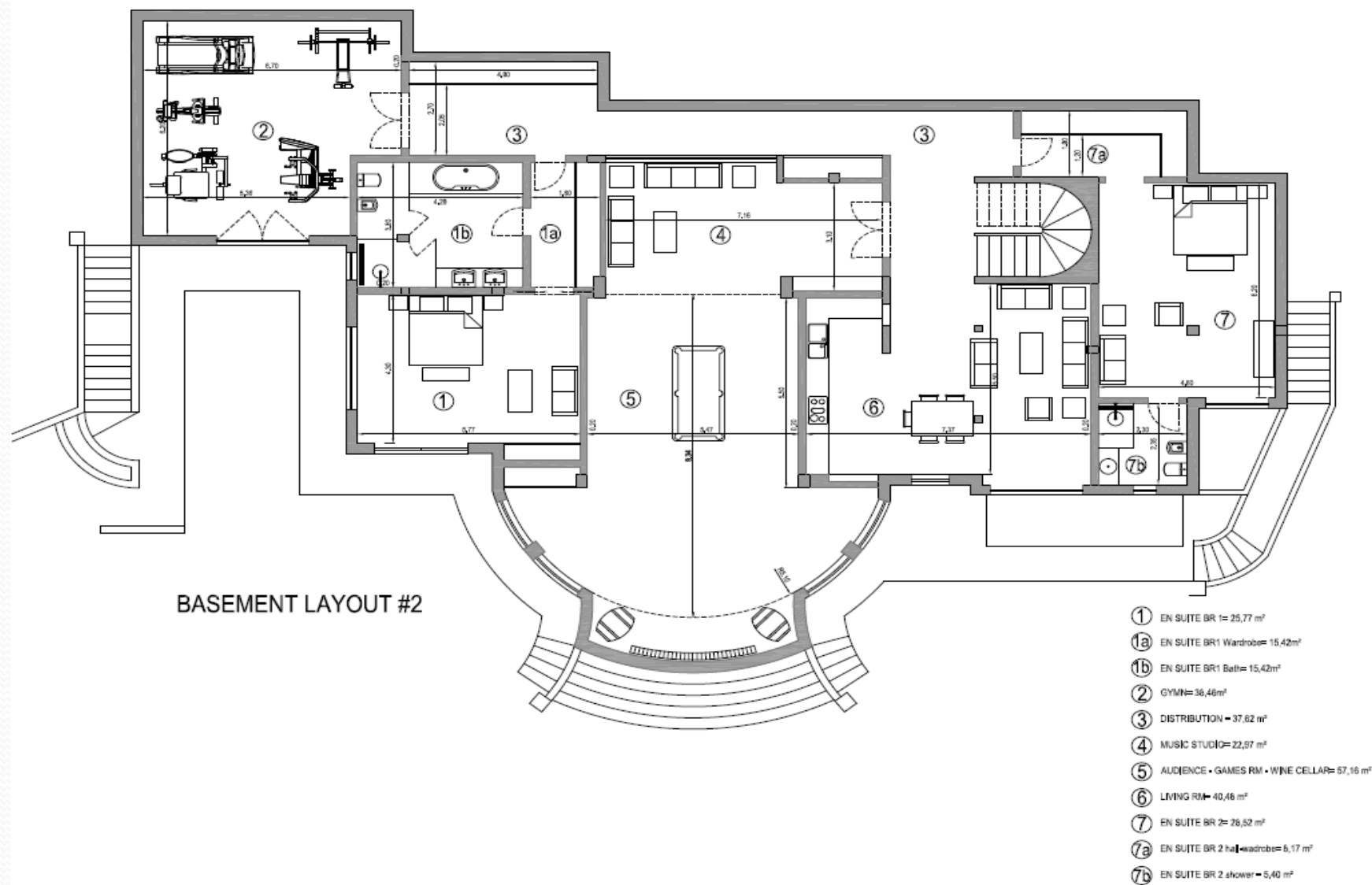
- ① EN SUITE BR 1 = 44,96 m²
- ② EN SUITE BR 1 Bath = 13,82m²
- ③ CLO = 26,06m²
- ④ DISTRIBUTION = 30,85 m²
- ⑤ MUSIC STUDIO = 22,97 m²
- ⑥ AUDIENCE - GAMES RM - WINE CELLAR = 57,16 m²
- ⑦ LIVING RM = 40,48 m²
- ⑧ EN SUITE BR 2 hall + wardrobe = 6,17 m²
- ⑨ EN SUITE BR 2 = 28,52 m²
- ⑩ EN SUITE BR 2 shower = 5,40 m²



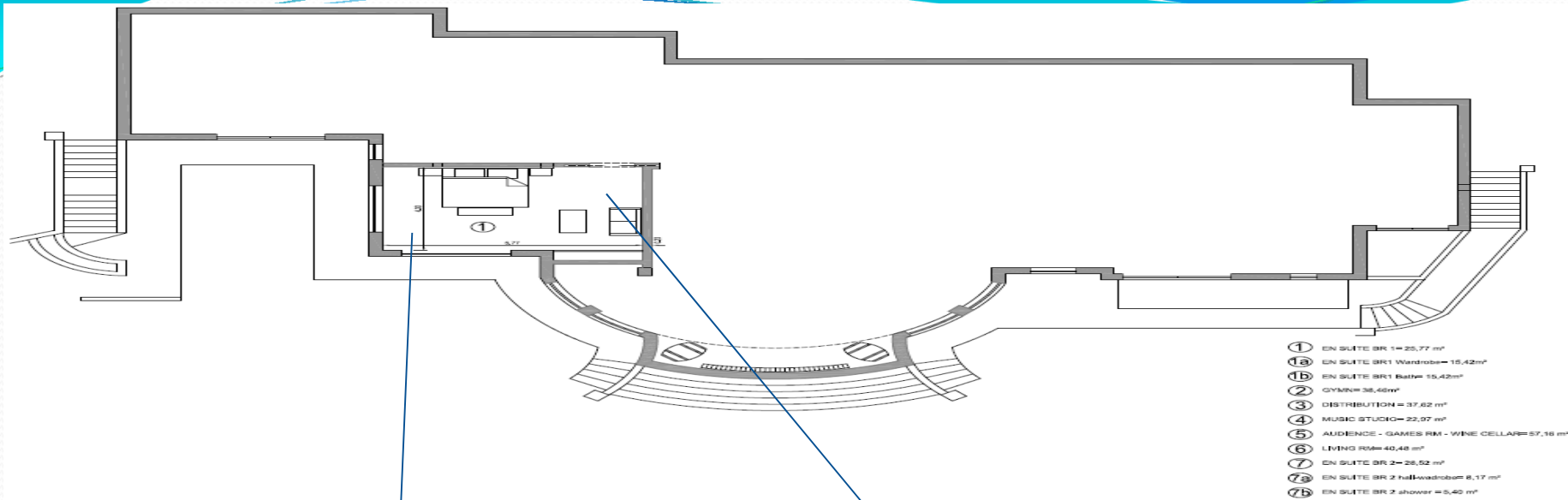
7a & 7b - EN SUITE BEDROOM 2 Bath (5,40 M2) & Hall (8,17 M2)



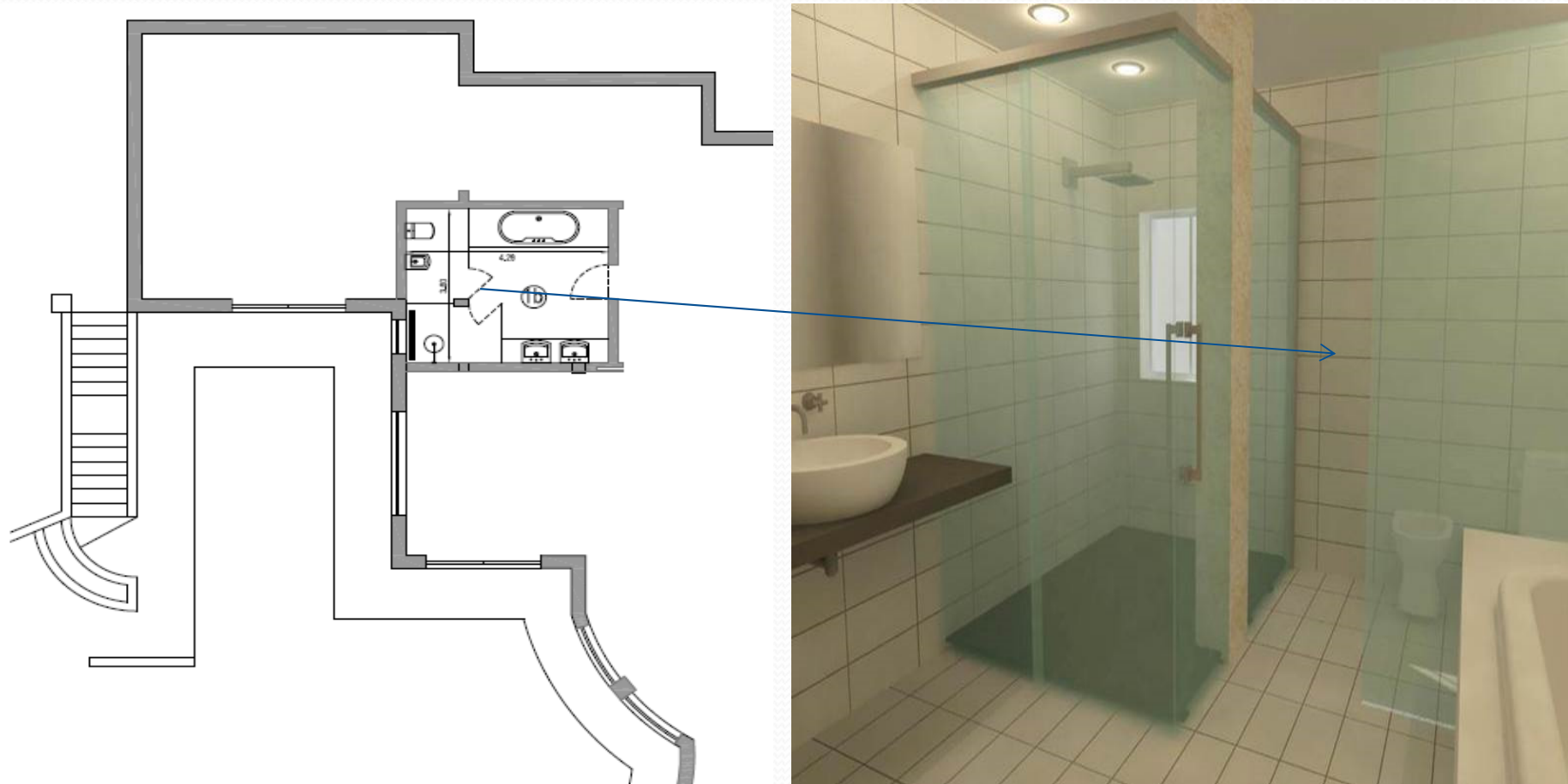
Suggested Lower Ground 2



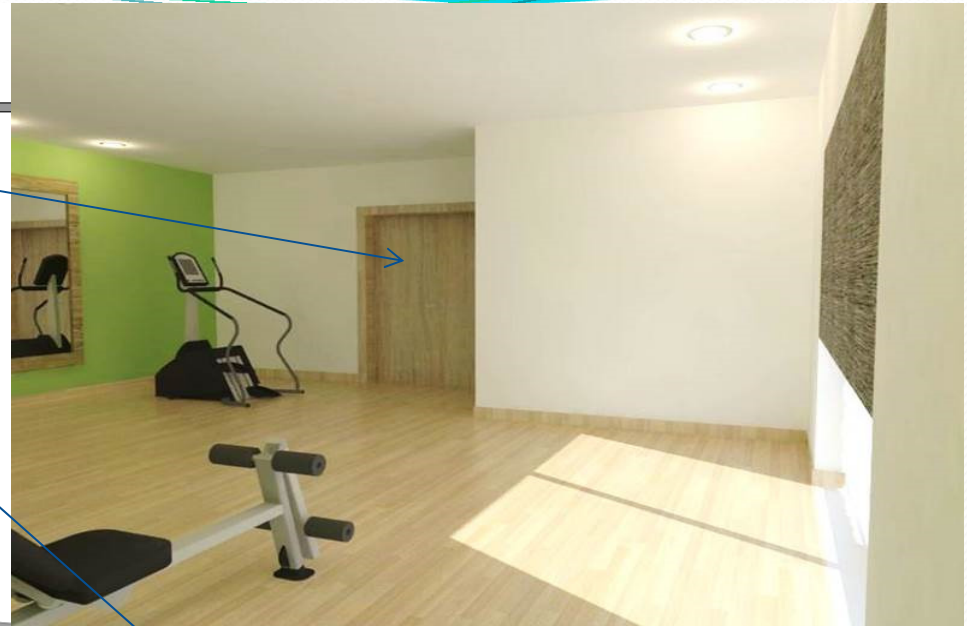
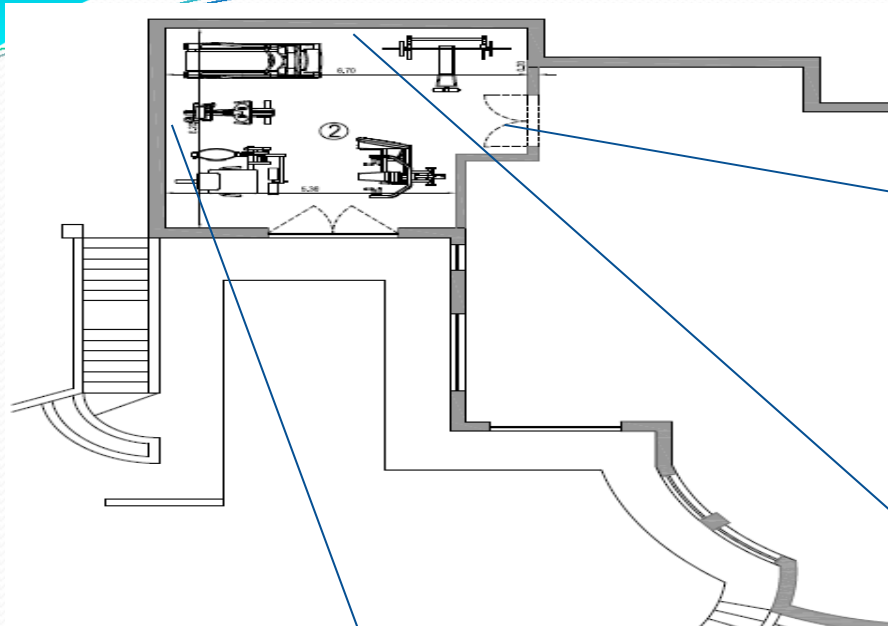
1 - EN SUITE BEDROOM 1 (25,77 M2) - ALTERNATIVE



1b - EN SUITE BEDROOM 1 Bath (15,42 M2) - ALTERNATIVE



2 - GYMNASIUM (38,46 M2) - ALTERNATIVE



Lapasea SA – Legal Documents

- Habitation Licence Number - ALVARA DE LICENCA DE UTILIZACAO N **449/2005**
 - Energy Certificate – CERTIFICADO DE DESEMPENHO ENERGETICO E DA QUALIDADE DO AR INTERIOR – **CE54288532**
 - Predial Tax Document – CADERNETA PREDIAL URBANA C.R.P. de : LAGOA - ALGARVE sob o registo nº: **2976**
 - Company Tax Number – NUMERO IDENTIFICAÇÃO FISCAL **507 035 860**
 - Business Certificate – CERTIDÃO PERMANENTE **8546-3617-7651**
 - Deed Certificate Access Code – Código de acesso: **PA-0894-28633-080605-006951**
-
- **ORIGINALS CAN BE VIEWED ON REQUEST**



Lapasea SA

The End