



## Traditional Portuguese 2 Bedroom Town House in Albufeira's "Old Town" Historic Centre

Townhouse in Albufeira

ref. **IP1061AB**  
**495.000€**

This prime duplex in Albufeira's historic Old Town offers investors a turnkey opportunity.

Featuring robust steel framing, high-end insulation, and a private terrace with main square views, this 2-bedroom asset is perfectly positioned for high short-term rental ROI just steps from the iconic beach tunnel.

### **Investment Highlights**

- Asset Class: Turnkey Short-Term Rental / Holiday Home
- Location: Prime Historic Old Town (Steps to 'The Square' and Praia do Túnel)
- ROI Potential: High, supported by a strong rental history in one of the Algarve's most sought-after coastal locations.
- Layout: Duplex configuration maximizing space, privacy, and guest comfort.

### **Structural & Engineering Upgrades**

**Engineered with premium materials for longevity and guest comfort, the property boasts:**

- Reinforced Integrity: Complete steel frame reinforcement.
- Climate & Noise Control: Advanced thermic and acoustic insulation.
- Safety & Security: Double-glazed windows and heavy-duty 5mm safety glass partitions on stairs and windows.
- Comfort Control: Full air conditioning integration.

|                      |           |
|----------------------|-----------|
| Status               | Exclusive |
| Type                 | Townhouse |
| Energy               | D         |
| Year of Construction | 1951      |
| Year Renovated       | 2019      |
| Bedrooms             | 2         |
| Bathrooms            | 2         |
| Plot Area            | 87        |
| Built Area           | 76        |



### **Interior Design & Finishings**

**The property flawlessly blends original Portuguese charm with contemporary luxury:**

- Living Spaces: Large format charcoal grey and cream ceramic flooring that enhances natural light and perceived space.
- Kitchen: Custom red-and-white design, fully equipped with high-end appliances.
- Features: Historic original antique front door paired with a masterful restoration of a built-in antique wall dresser.

### **Floor Plan**

- First Floor: Features the open-concept kitchen and lounge, alongside the primary bedroom with a full en-suite bathroom.
- Top Floor: Offers a secondary lounge, a flexible twin-bedroom setup, and a full guest bathroom.
- Outdoor Living: The top-floor suite opens onto a private, elevated terrace featuring panoramic views across the main historic square.

### **Location:**

- Located on the street between the square and the tunnel to the beach
- Beach is 200 meters away
- Walking distance to shops, restaurants, bars, supermarket, medical centre, pharmacy, gym, newsagents, bakery, etc.
- 35 km to Faro international airport

### **About Albufeira:**

Albufeira is where the spirit of southern Portugal comes alive. A sun drenched town where whitewashed houses meet turquoise waters, and where tradition and modern luxury live side by side. Once a quiet fishing village, today Albufeira is one of the Algarve's most sought after locations for those looking to invest, relocate, or simply live life by the ocean.

### **The Lifestyle:**

Living in Albufeira means waking up to over 300 days of sunshine a year and spending your days between golden beaches, scenic coastal trails, and sophisticated dining. The Old Town exudes charm with its winding cobbled streets, local cafés, and tiled façades, while the marina area is known for its colourful architecture, international restaurants, and relaxed yet upscale atmosphere.



Whether you are enjoying a sunset boat trip along the cliffs, a beachside dinner with local wine, or a round of golf at one of the nearby world class courses, Albufeira offers a lifestyle where every day feels like a holiday.

**Culture & Community:**

Despite its popularity with international visitors, Albufeira has preserved its cultural identity. Local festivals like Festa do Pescador, Fisherman's Festival, or São João bring the streets to life with music, food, and traditional dances. You will find artisans selling regional crafts, fresh markets overflowing with produce, and friendly locals who proudly share their heritage.

A growing expat community, especially from the UK, France, and Germany, brings a cosmopolitan flair, while the town remains authentically Algarvian at heart. English is widely spoken, but many new residents embrace the opportunity to learn Portuguese and truly integrate.

**Cost of Living & Everyday Life:**

Albufeira offers an excellent quality of life at a comparatively lower cost than other Western European coastal towns. Dining out is affordable, local produce is fresh and inexpensive, and healthcare costs, both public and private, are reasonable and reliable.

Utilities and services remain lower than in northern Europe, and property owners benefit from low municipal taxes. From boutique shopping to organic markets, international schools to wellness retreats, Albufeira supports both comfort and convenience, making it an ideal place to settle long term or invest in a second home.



## Gallery



1. Townhouse



2. Terrace



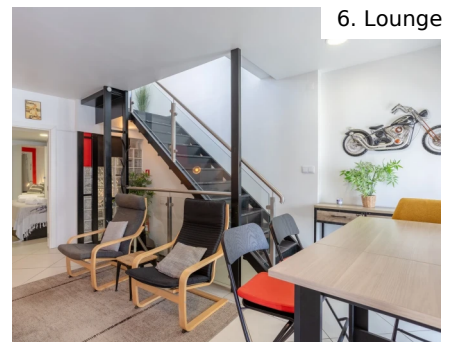
3. Terrace Views



4. Nearby Beach



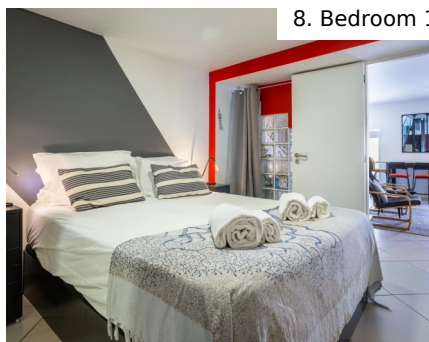
5. Lounge



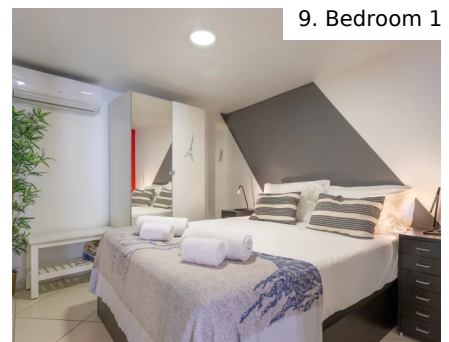
6. Lounge



7. Kitchen



8. Bedroom 1



9. Bedroom 1



10. En-Suite Bathroom



11. En-Suite Bathroom



12. Bedroom 2



## Plans

