



Charneca de Caparica e Sobreda - Villa



5
Bedrooms
 7
Bathrooms
 563
Area (m²)
 1715
Land Area (m²)

Garage

3 299 000 €
(EUR €)

LUXURY VILLA V5 VISTA GOLF HERDADE DA AROEIRA

Detached luxury villa of 5 bedrooms on plot of 1715.19m² with a gross construction area of 536.86m², with immense natural light, fully furnished and equipped, being some pieces designed by the Italian designer Minotti.

The house has 3 floors and an exclusive floor for the Master-Suite.

Ground floor composed of:

- Wonderful living and dining room with design and exclusive furniture of a five-star hotel, with 87.12m², side view to the golf course and front to the heated pool and lawn; Frames in harmonium with a span of approximately 7 meters totally open to the pool area; -



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¹ (Call to national fixed network) | ² (Call to national mobile network)



Kitchen with luxury finishes, fully equipped with top-of-the-range BOCH brand appliances. (American two-door refrigerator built-in; 2 ovens; microwave; dishwasher; Ceramic hob with integrated hood); -

Social bathroom-

Office with double height with 4.27m high, bay windows to the ceiling with a wide view of the garden and pool, personalized and custom-made bookcase and desk with exclusive design and solid wood;

Intermediate Floor:-

Beautiful suite with 36m², with walk-in closet, bathroom with double washbasin and shower base and a terrace;

- Room with access to terrace;
- Bathroom with shower base;

Exclusive floor:-

Master-suite with 48m², with stunning views over the Garden, Golf Course and the lake, terrace with 25m² facing east, balcony facing west, walk-in closet with exclusive design, bathroom with bathtub where you can relax watching a movie and simultaneously enjoy the landscape and tranquility of the golf course, and spacious walk-in shower;

Basement Floor:

- Games room with 42m², snooker and all accessories, and with direct access to the garden;
- Fully equipped cinema room with 4K OPTOMA Projector, LUMENE 4K/8K screen and DALI speakers, providing moments of pure fun;
- Bathroom with shower base;
- Room with terrace and fully equipped kitchenette kitchen;
- Suite with bathroom with shower base and direct access to the garden;
- Garage for two cars;
- laundry;

Garden:- Leisure area with heated pool with

heat pump and thermal and electric blind, furniture for swimming pool and dining area; lawn area and automatic watering with less than 1 year, pleasant garden and with great privacy;



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- Bathroom to support the pool area and engine room;

- Exterior with paved area for the car, electric gates at the entrance and garage, security cameras around the entire property, alarm, smart doorbell;

This superb villa also has:

- Hydraulic underfloor heating, brand VIESSMAN;
- KNX intelligent system that allows all the control of the house by mobile phone; - Full coverage system WI-FI on all floors and pool area;
- PVC frames brand KOMMERLING, with solar double glazing;
- Linen curtains built into all rooms (with the exception of one), in the living room, office, kitchen and games room;
- Water hole with respective pumps;

Property Features

- | | |
|------------------------------|--------------------------|
| • Terrace | • Garage |
| • Floors: 3 | • Private condominium |
| • Laundry | • Drive way |
| • Basement | • Storage / utility room |
| • Views: Golf views | • Frontline property |
| • Video entry system | • Security alarm |
| • Guest cottage | • Double glazing |
| • Electric shutters | • Electric garage gate |
| • Automatic irrigation | • Pantry |
| • Borehole | • Quiet Location |
| • Gym | • Barbecue |
| • Sealed land area | • Domotics |
| • Security door | • Uninterrupted views |
| • Energetic certification: E | • Mains water |
| • Balcony | |



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