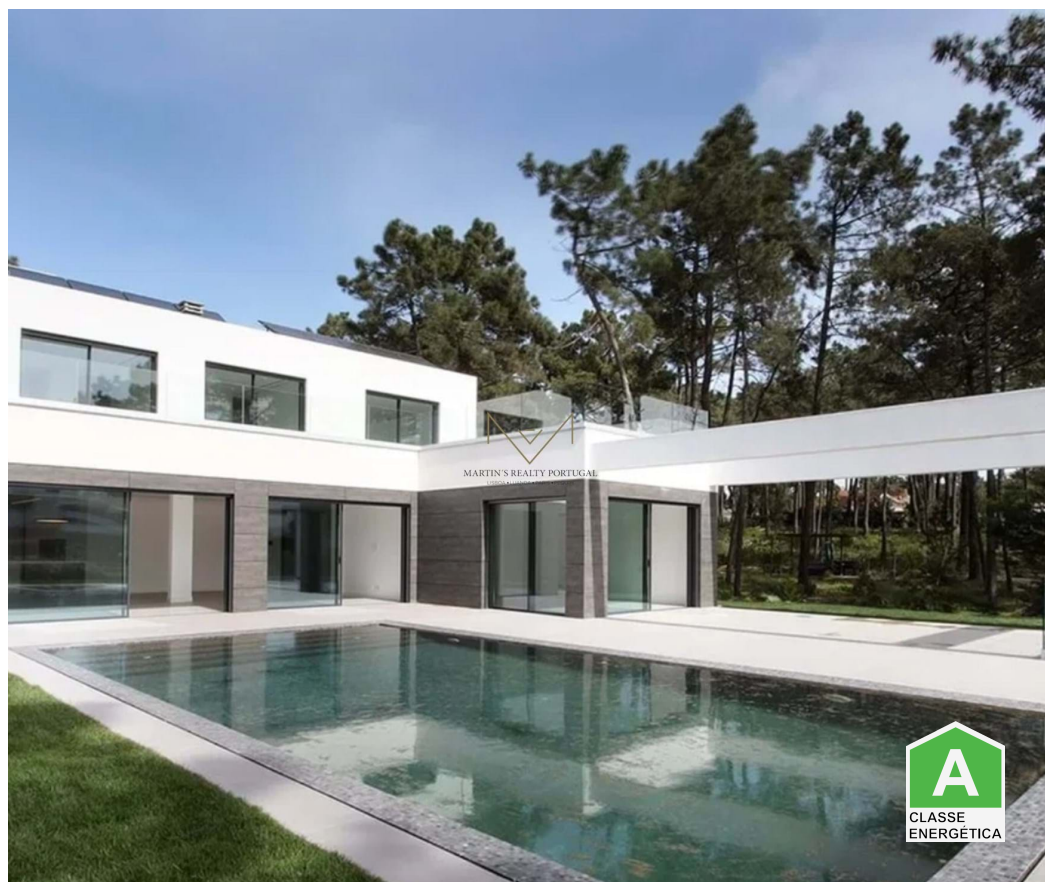




Charneca de Caparica e Sobreda - Villa



4 Bedrooms
3 Bathrooms
361 Area (m²)
1200 Land Area (m²)

2 690 000 €
(EUR €)

LUXURY VILLA V4 + 1 WITH BASEMENT READY TO LIVE - HERDADE DA AROEIRA

Luxury Villa T4 + 1 1200 m2 Plot with Basement Ready to Live.

A totally detached villa inserted in a plot of 1200 m2 in the heart of Herdade da Aroeira.

Consisting of three floors, encompassing a basement of 65 m2 with cinema room.

On the ground floor we find a suite, large living room with 50 m2 and fully equipped kitchen with peninsula and island area.

The upper floor integrates three bedrooms, two of them suite with access to a private terrace area.

Special equipment:



André Martins

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AMI 13631

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



- Air conditioning throughout the house;
 - Fully equipped with AEG brand: oven, microwave, induction hob, extractor fan, dishwasher, Side By Side, stainless steel sink, wine chest;
 - Laundry area equipped with washing machine and dryer and wardrobes;
 - Video Intercom;
 - Central Aspiration;
 - Garage with automatic gates (interior and exterior);
 - Ambient Sound;
 - Independent Solar Panel with 500 liters of capacity and with heat pump to support it;
 - Photovoltaic Panels;
 - alarm; -
- Overflowing pool with salt treatment, with black insert, pre-installation for heat pump;
- Installation of CCTV;
 - Artesian bore; -
- Automatic irrigation system, natural grass and garden
- Hydraulic radiant floor throughout the house;
 - Cinema room pre-installed in the basement;
 - TELDAK/RTEC integral home automation; The Condominium of

Herdade de Aroeira is only 25km from the center of Lisbon and only 600 meters from the beach, being this Condominium the largest residential and golf complex in Greater Lisbon.

With 350 hectares, thousands of pine trees and several lakes enjoying a temperate micro-climate, Aroeira has 2 18-hole championship golf courses, golf school, a cozy club house with snack bar and golf shop, apartments and villas, tropical swimming pool, four tennis courts and shopping area with several shops such as fishmongers, stationery, pediatric clinic, restaurant and supermarket. The enterprise is fenced and has concierge with security 24 hours a day.

These characteristics transform the Herdade da Aroeira into a place of choice either to live, or for a well-deserved vacation where the practice of golf, leisure and contact with nature do not prevent, by proximity, the enjoyment of a capital full of life.

We take care of your financing at no additional cost, we work daily with all banking entities in order to ensure the best housing credit solution for you

Property Features

- Energetic certification: A



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