## Helena Custódio

**Tel:** 916689435

**Email:** helenacustodio@dsprivate.com

**Preço: 1 495 000 €**

| 5 | 6 | ✖ | 454,4 sqm | 597,59 sqm | ✔ | 2024 |
|---|---|---|---|---|---|---|

**Ref.** DSPMATOSI31 | Matosinhos

## Luxury Villa in Lavra | 200m from the sea

We present this magnificent luxury 5 bedroom villa, built in 2024, located in one of the most exclusive areas of Lavra, just 200 meters from the beach. With a modern design and high-quality finishes, this house was carefully planned to provide comfort, sophistication and functionality, ensuring a unique living experience.

 Key features:
 Large and bright spaces: The architecture favors generous areas, bathed in natural light, creating welcoming and harmonious environments.

 5 spacious bedrooms (some en-suite), offering privacy and comfort for the whole family.

 6 bathrooms, with luxury finishes and high quality materials.

 Large living room with open space concept, ideal for family and convivial moments, overlooking the garden and pool.

 Fully equipped kitchen, with top-of-the-range appliances and an elegant and functional design.

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 Garage for 2 cars, with additional storage space.

 Energy certification A, ensuring efficiency and sustainability.

 Built-in air conditioning and central heating with underfloor heating, providing thermal comfort all year round.

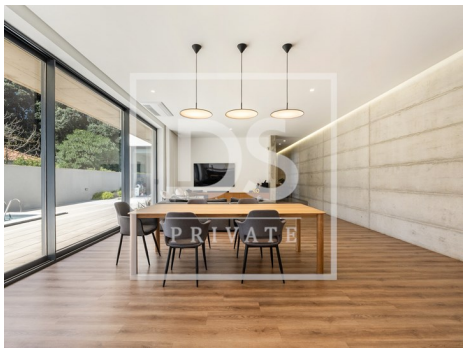
 Pool with cover, ensuring greater safety and protection against bad weather, to enjoy in any season.

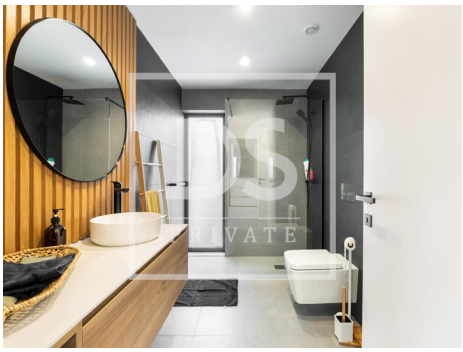
 Sea view, to enjoy the serenity and natural beauty of the ocean.

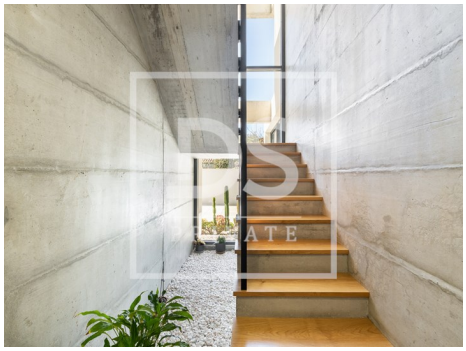
 Private outdoor garden, a perfect refuge for outdoor leisure moments, ensuring tranquility and exclusivity.

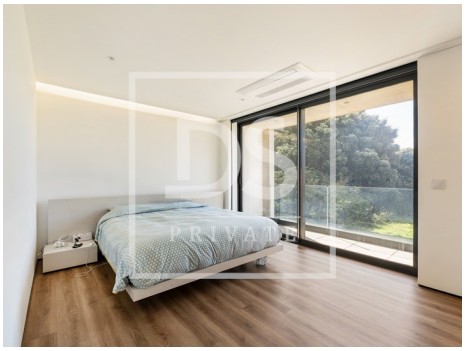
This villa combines contemporary design, superior quality finishes and a privileged location, making it the ideal option for those looking for luxury, comfort and proximity to the sea.

 For more information or to schedule a visit, contact us









# General features

- Gross Private Area: 454,4
- Dependent Gross Area: 79,6

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- Built year: 2024
- Laundry
- Solar system
- Views: Sea views, Pool view, Beach view
- Security alarm
- Electric shutters
- Electric gates
- Main drainage
- Quiet Location
- Parking space
- Thermal acoustic window frames
- Uninterrupted views
- Solar orientation: North, South, East, West
- Balcony
- Terrace
- Furnished
- Floors: 3
- Drive way
- Storage / utility room
- Video entry system
- Double glazing
- Electric garage gate
- Pantry
- Walking distance to beach
- Central location
- Extractor Fan
- Sealed land area
- Energetic certification: A
- Mains water
- Access to people with mobility difficulties
- Garage
- Parking places number: 2