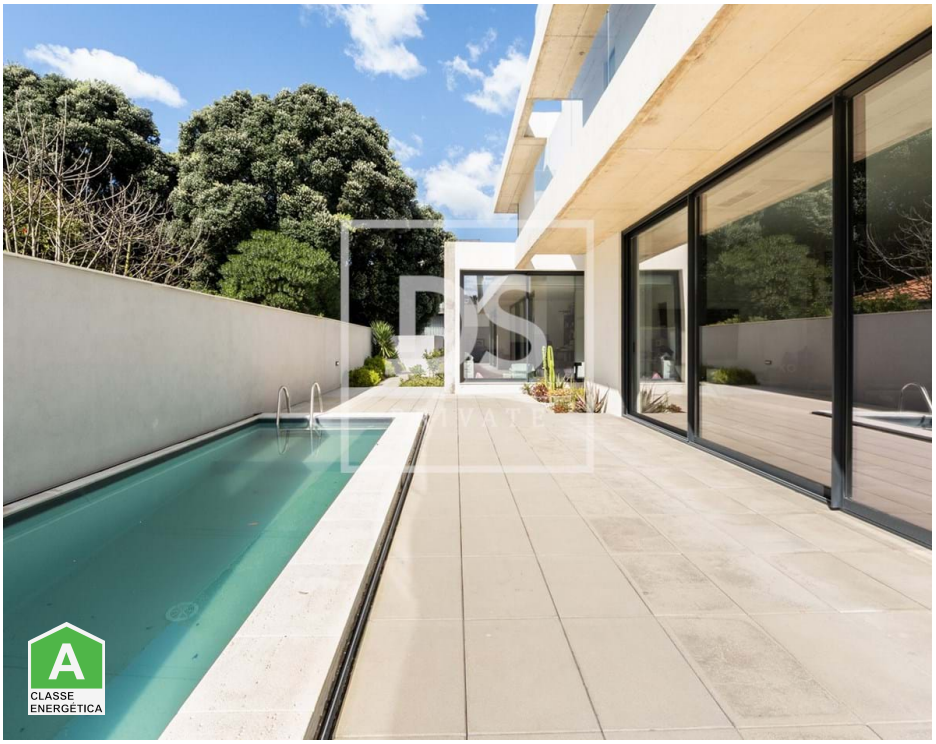
Helena Custódio

Tel: 916689435

Email: helenacustodio@dsprivate.com

Preço: 1 350 000 €



5	6	✔	454,4 sqm	597,59 sqm	✔	2024

Ref. DSPMATOSI31 | Matosinhos

Luxury Villa in Lavra | T5 200 m from the sea

Luxury 5 Bedroom Villa in Lavra – 200m from the Beach
We present this magnificent 5 bedroom villa, built in 2024, located in one of the most exclusive areas of Lavra, just 200 meters from the beach. Designed by an architect who valued every detail, this house combines elegance, functionality and comfort, providing a unique living experience.

Key features:
 Modern architecture and large spaces, bathed in natural light.
 5 spacious bedrooms, all of them en-suite with balconies and clever storage.
 6 bathrooms with luxury finishes and high quality materials.
 Large living room in open space concept, with fluid connection to the kitchen and views of the garden and pool.
 Fully equipped kitchen, with top-of-the-range appliances and a generous central counter.
 Garage for 2 cars, with additional storage space and functional secondary entrance.
 Underfloor heating, air conditioning and VMC system, ensuring thermal comfort and energy efficiency.
 Energy certification A, ensuring sustainability and savings.
 Heated pool with innovative cover, ideal for all seasons.

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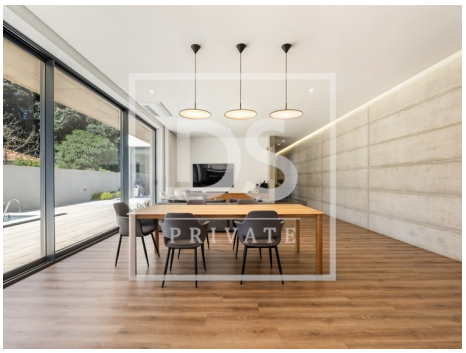
 Private garden and versatile annex, perfect for creating a rustic kitchen with BBQ.
 Multifunctional space on the upper floor, ideal for an office or games room, with an unobstructed view of the sea.

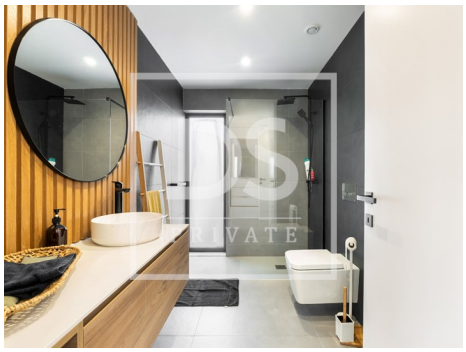
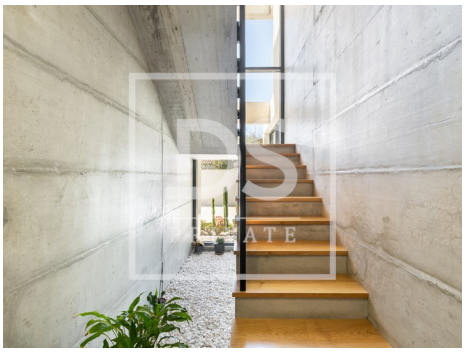
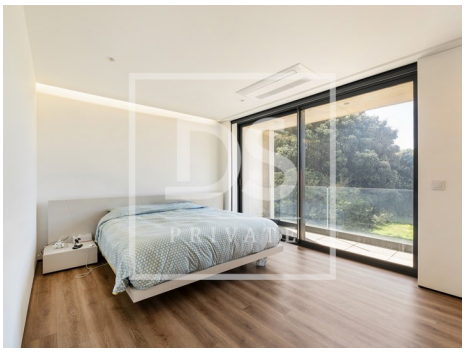
Prime Location:
 Located in Lavra, in a quiet and exclusive area, this villa is just a few meters from the beach and just minutes from Porto, offering the perfect balance between proximity to the city and a seaside getaway.

If you are looking for a house that combines sophistication, comfort and quality of life, this is the ideal choice.

 For more information or to schedule a visit, contact us!

#MoradiaDeLuxo #T5 #Lavra #Praia #Imobiliário #VistaMar #CasaNova #Porto



General features

- Washing machine
- Dishwashing machine
- Refrigerator
- Microwave
- Air conditioning
- Heating

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- Equipped kitchen
- Garden
- Proximity: Airport, Beach, Golf course
- Dependent Gross Area: 79,6
- 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
- Underfloor
- Pool
- Gross Private Area: 454,4
- Built year: 2024
- Laundry
- Solar system
- Views: Sea views, Beach view, Pool 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