Nelson Favas

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Preço: 865 000 €

5	4	✖	257,25 sqm	242 sqm	✔	2024

Ref. DSBRRF55 | Barreiro

Exclusivity, sophistication and comfort in the heart of Barreiro

Exclusivity. Sophistication. A new standard of living in the heart of Barreiro.

We present you with a truly exceptional residence — where contemporary design meets functionality and refinement, in an environment thought out in detail for those who demand more from their home. Located on the prestigious Rua Almirante Reis, in the center of Barreiro, this luxury villa represents the perfect balance between comfort, privacy and a modern and distinctive lifestyle.

Elegance and spaciousness on two carefully distributed floors

With a floor area of 211 m² on a plot of 242 m², this new-build property (2024) is distinguished by modern architectural lines, premium finishes and a spatial fluidity that favors natural light and the experience of the spaces.

On the ground floor, with 116 m², the social area takes the lead:

• A large living room, with floor-to-ceiling windows, merges into open space with a kitchen equipped with

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high-end appliances, a central island for 5 seats, satin white cabinets and an elegant backsplash — a true invitation to conviviality and the pleasure of entertaining.
• The built-in fireplace gives a cozy and sophisticated touch to the space, ideal for enjoying unique moments with family or friends.
• The ground floor also has a guest toilet, private garage (35.90 m²) and storage area, ensuring functionality and comfort in everyday life.

Outside, the highlight is the covered porch with an integrated fireplace, perfect for extending well-being beyond the four walls — whether for outdoor dining or simply to relax in a mild evening. The patio with 76.80 m² also adds a natural and intimate touch to the experience of living in this house.

A private hideaway on the top floor

The first floor, with 95 m², houses five rooms — three of them en suite — intelligently distributed to ensure privacy and comfort:
• The master suite, with 38 m², integrates a walk-in closet and an exclusive design bathroom with 12.05 m², equipped with noble marble, double shower and built-in niches.
• The remaining rooms maintain the same aesthetic line of sophistication, with generous areas and high quality finishes.
• The balcony offers an extra space for contemplation, overlooking one of the fronts of the villa.

Details that make the difference
With a minimalist and elegant aesthetic, this villa features:
- Recessed lighting and carefully selected textures;
- Bathrooms with noble materials and attention to detail;
- Large bedrooms with built-in wardrobes;
- Reinforced security system;
Energy Certification B.

Each element was designed to provide an experience of excellence, where comfort, design and functionality coexist in perfect harmony.

More than a house. A new chapter of your life.

If you are looking for a property that goes beyond the conventional, this villa is the ideal choice. A rare opportunity in Barreiro for those who value quality, centrality and distinction.

 Location: Rua Almirante Reis, Barreiro
 Living Area: 211 m² | Building area: 302.80 m² | Plot: 242 m²
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 Explore the virtual tour: Click here to enter

Description of areas:

on the ground floor:
Living Room + Kitchenette: 56.50 m²
Garage: 35.90 m²
Patio: 76.80 m²
WC: 2.35 m²

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Covered porch area: 43.35 m²
Entrance: 7.70 m²

on the 1st Floor:
Circulation: 10.90 m²
Suite 1: 13.80 m²
WC suite 1: 2.85 m²
Bedroom 1: 13.80 m²
Bedroom 2: 13.50 m²
Suite 2: 13.50 m²
Master Suite: 21.75 m²
Closet: 5.30 m²
Bathroom master suite: 12.05 m²
Balcony: 4.85 m²

PROPERTIES THAT MARK | DS BARREIRO FIDALGUINHOS
AMI License: 17848 | IC License: 7232
 Your next chapter starts here.

General features

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- Refrigerator
- Water heater
- Solar heating
- Equipped kitchen
- Walk-in wardrobe
- PVC frames
- Window
- Wall-hung sanitaryware
- Thermal insulation
- Bathtub Screens
- Proximity: Shopping, Beach, Restaurants, City, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Built year: 2024
- Outbuilding area (Ex. garage, etc): 46
- Views: Urbanization view
- Drive way
- Video entry system
- Double glazing
- Electric garage gate
- Pantry
- Walking distance to beach
- Central location
- Sealed land area
- Energetic certification: B
- Mains water
- Garage
- Parking Space
- Microwave
- Kitchen: Hob, Oven, Fridge, Freezer, Microwave, Dishwasher, Exhaust, Water heater, Water boiler, Combined
- Fireplace
- Fitted wardrobes
- Laminated floor
- Thermal blinds
- Tilt and turn windows
- Acoustic insulation
- Shower tray
- Shower Enclosures
- Garden
- Thermal acoustic window frames
- Private gross area: 257,25
- Electric gates
- Kitchenette
- Security alarm
- Electric shutters
- Automatic irrigation
- Main drainage
- Quiet Location
- Parking space
- Security door
- Solar orientation: South, East, West
- Balcony
- Parking places number: 2