Emília Pita

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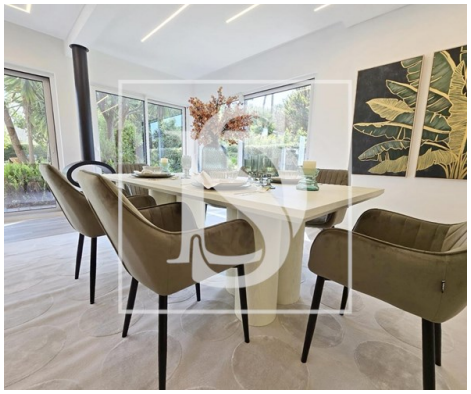
Preço: 1 990 000 €



4	3	✔	170,35 sqm	1356 sqm	✔	1997

Ref. DSCAPMEP67 | Almada

Single storey 4 bedroom villa in Herdade da Aroeira

N/Ref. DSCAPMEP67 (EP)

Single storey 4 bedroom villa in Herdade da Aroeira

Discover a haven of serenity at Herdade da Aroeira. This detached single storey villa, set on an extensive plot of 1,356 m², offers a lifestyle where comfort and tranquility merge harmoniously with the surrounding nature.
Located in one of the quietest areas of the Estate, this property is an invitation to exclusivity. Enjoy the peace of a naturally beautiful environment, without giving up the proximity of the city of Lisbon and the stunning beaches of Costa da Caparica.

Composition of the Housing.
With a gross area of 245 m², this 4 bedroom villa has a modern and functional design:

- Fully equipped kitchen with direct access to the garden and an outdoor dining area.
- 45 mts lounge with direct access to the garden and pool.

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-Fireplace.
- 3 Suites
- Wardrobes and Closet.
- 4 WC's.
-Wine cellar.
- Closed garage with 50 mts.

Exterior and Amenities.
The exterior of the property is a true refuge, designed for relaxation and conviviality outdoors:

- Swimming Pool: A stunning freshwater pool of about 40 m², it is the centerpiece of a meticulously manicured landscaped garden.
- Garden: Palm trees, fruit trees and diversified vegetation predominate, which provide color, freshness and natural shade.

Leisure Area: The pool area and shaded garden areas are ideal for reading, resting or socializing.
An outdoor barbecue, strategically positioned next to the garden, complements the outdoor dining space.

Equipment and Features
The villa is equipped with the most modern technologies and amenities to ensure maximum comfort and safety:

- Video surveillance system
- Home automation (smart home)
- Automatic irrigation system
- Water hole
- Garage for two cars
- Storage room and wine cellar
-Air conditioning
- Underfloor heating
- Solar panels
- Central vacuum

Home Staging.
The home staging shown in the photos is included in the price.
This condition offers the advantage of inhabiting a cozy and elegant house, decorated in a sophisticated and functional way, which provides a carefully planned experience by specialized professionals.

Living at Herdade da Aroeira is choosing a modern and quiet lifestyle, where luxury and nature intertwine in a unique way. Just minutes from the vibrant city of Lisbon, this exclusive location offers a haven of serenity, without ever compromising the convenience of a big city.
The 24-hour security provides invaluable peace of mind, allowing every moment to be enjoyed in complete freedom.
Here, time takes on another dimension. Mornings can be spent perfecting your swing on the golf courses, afternoons relaxing by the tropical pool or enjoying a game of tennis, and evenings strolling through the lush gardens. In addition to the excellent sports and leisure options, you will find a careful selection of shops and restaurants, all within the limits of this privileged community.
The proximity to Europe's best beaches invites spontaneous getaways, while easy access to Lisbon ensures that all your urban needs are just a short drive away.
Opting for Herdade da Aroeira is investing not only in a residence, but in a daily life of superior quality,

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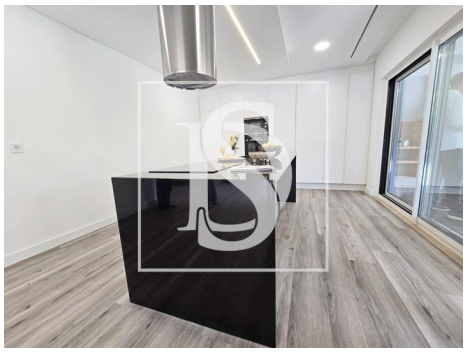
where every detail has been thought out for your well-being. It is the promise of a home where luxury is lived with sobriety and nature becomes an integral part of your daily life.

"We are linked credit intermediaries authorized by the Bank of Portugal (License No. 0006636), and we can manage your financing process, free of charge and always with the best solutions on the market, with pre and post deed monitoring.
AMI 18057
The information provided does not dispense with its confirmation nor can it be considered binding!"



General features

- Garden
- Garden
- Irrigation System
- Outbuilding area (Ex. garage, etc): 53,60
- Water well
- Video entry system
- Proximity: Airport, Beach, Golf course, Shopping, Restaurants, City, Open field, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Pool
- Built year: 1997
- Private gross area: 191,60
- Drive way

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- Electric garage gate
- Quiet Location
- Sealed land area
- Security door
- Garage
- Double glazing
- Automatic irrigation
- Parking space
- Domotics
- Energetic certification: C
- Parking places number: 2