João Ferreira

Tel: 910561013

Email: joaocarlosferreira@decisoesesolucoes.com

Preço: 550 000 €

3	3	✔	156,4 sqm	312 sqm	✔	2026

Ref. DSSSBÁP656 | Seixal

New 3+1 Bedroom Detached House for Sale in Fernão Ferro

 Single-Storey Detached 3+1 Villa – Pinhal do General (Fernão Ferro – Seixal)

We present this extraordinary single-storey detached villa, currently under construction, on a 312 m² plot with a gross area of 184 m².

Located in one of the most prestigious areas of Augi, surrounded by new houses and with a unique view, this property represents not only comfort and quality of life, but also a secure investment: due to its location and surroundings, its value will inevitably increase in the next 5 to 10 years.

 Layout and Areas

Living room and kitchen in open-space (40 m²) with peninsula, direct access to the exterior.

Outdoor leisure area with barbecue and swimming pool.

Complementary/machines area with bathroom – possibility of converting into a suite (~15 m²).

AMI:

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Master suite (16 m²) with wardrobe, closet and private bathroom.

Bedroom (14 m²) with wardrobe.

Bedroom (13 m²) with wardrobe.

Full bathroom (6 m²).

Hallway (5 m²).

Lovely porch (8 m²).

 Features and Comfort

Air conditioning

Central vacuum system

PVC tilt-and-turn windows with double glazing

Electric shutters and gates

Alarm and video intercom

300L solar panels with resistance

Pre-installation of fireplace

VMC (Mechanical Ventilation System) for thermal comfort and air quality

 Strategic Location

Quiet residential area, near schools (EB1 and JI of Pinhal do General) and local shops

Excellent access to A2, A33 and EN10

Fertagus station at Coina just 10 minutes away

Close to the beaches of Sesimbra, Arrábida, Fonte da Telha and Costa da Caparica

Near Rio Sul Shopping and Retail Park

 Construction start: August 2025
 Completion expected: 1st quarter of 2026

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General features

- Solar heating
- Air conditioning
- Equipped kitchen
- Fitted wardrobes
- Walk-in wardrobe
- PVC frames
- Tilt and turn windows
- Proximity: Mountain, Beach, Golf course, Restaurants, Shopping, Hospital, Pharmacy, Public Transport, Schools, Playground
- Pool
- Thermal acoustic window frames
- Built year: 2026
- Private gross area: 184
- Outbuilding area (Ex. garage, etc): 34
- Views: Village view, Urbanization view, Garden view
- Solar system
- Central vacuum system
- Electric gates
- Laundry
- Floors: 1
- Storage / utility room
- Drive way
- Security alarm
- Video entry system

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- Electric shutters
- Main drainage
- Parking space
- Uninterrupted views
- Mains water
- Double glazing
- Electric garage gate
- Quiet Location
- Security door
- Energetic certification: A+
- Garage

AMI:

Tel: | Email: