Luís Ferraz

Tel: 913728566
Email: luisferraz@dsprivate.com

Preço: 890 000 €

4	6	✔	315 sqm	3244 sqm	✔	2024

Ref. DSPAMARLAF28 | Amarante

Exclusivity, Comfort, and Light — All on One Floor

STOP. NOTE. DECIDE.
This villa isn't just a house — it's a declaration of success. Located in Telões, Amarante, this single-storey property, built in 2024, combines contemporary design, absolute comfort and A+ energy efficiency, redefining the concept of living with distinction.

 Interior — One Floor, Ultimate Elegance

With 315 m² of floor area and 694 m² of gross area, each space was designed for those who value spaciousness, natural light and daily comfort.

Open-Space Concept: Living room and kitchen integrated in a bright environment, with thermo-lacquered aluminum frames and thermal glazing, creating a perfect connection to the garden and the pool.

Chef's Kitchen: Equipped with Bosch appliances, central island and lacquered furniture, with built-in extractor hood in the ceiling — elegance and efficiency in every detail.

AMI:

Tel: | Email:

Luís Ferraz

Tel: 913728566

Email: luisferraz@dsprivate.com

4 Suites: All bedrooms have built-in wardrobes. The Master Suite stands out for its generous dimensions, closet and bathroom.

Private Office & Large Pantry: Ideal for remote work or as an additional bedroom.

5 Premium Bathrooms: Suspended crockery, porcelain tiles, comfort and sophistication guaranteed.

Total Comfort: Air conditioning system, fan coils, heat pump and high performance thermal insulation.

 Outdoors — Freedom and Leisure

The 3,244 m² plot, fully walled, combines garden areas with a porch that surrounds the house, promoting leisure and coexistence in total privacy.

Private pool with lawn, perfect for relaxing.

Outdoor kitchen and support toilet to receive friends in comfort.

2 Independent annexes, with quality finishes, ready to become T2 or guest studio.

Closed garages: One for 3 cars, one for 2, plus outdoor parking for 8 cars.

Rustic granary: Traditional element with potential for a charming studio or T0.

Privileged location: quiet area, 4 minutes from the center of Amarante and 5 minutes from the access to the A4.

 Investment and Prestige

This villa is the perfect synthesis between luxury finishes, generous areas and energy efficiency. It is a property designed for those who value quality of life, comfort and exclusivity.

AMI:

Tel: | Email:

Luís Ferraz

Tel: 913728566

Email: luisferraz@dsprivate.com

General features

- Heating
- Washing machine
- Refrigerator
- Wood burner
- Fitted wardrobes
- Walk-in wardrobe
- Laminated floor
- Aluminum frames
- Blackout blinds
- Pool
- Garden
- Gross Private Area: 368
- Built year: 2024
- Drive way
- Storage / utility room
- Video entry system
- Electric shutters
- Electric gates
- TV
- Dishwashing machine
- Microwave
- Air conditioning
- Equipped kitchen
- Kitchen: Hob, Oven, Fridge, Freezer, Microwave, Dishwasher, Exhaust
- Heat pump
- Kennel
- Aluminum Shutters
- Proximity: Airport, Mountain, Golf course
- Garden, Shopping, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground, Restaurants, City, Open field
- Dependent Gross Area: 326
- Floors: 1
- Kitchenette
- Views: Countryside views, Mountain views, City view, Village view, Garden view
- Double glazing

AMI:

Tel: | Email:

Luís Ferraz

Tel: 913728566

Email: luisferraz@dsprivate.com

- Main drainage
- Central location
- Extractor Fan
- Barbecue
- Uninterrupted views
- Solar orientation: North, South, East, West
- Terrace
- Furnished
- Electric garage gate
- Pantry
- Quiet Location
- Parking space
- Thermal acoustic window frames
- Sealed land area
- Energetic certification: A+
- Mains water
- Garage
- Parking places number: 8