# António Alexandre

**Tel:** +351912317874

**Email:** antonioalexandre@dsprivate.com

## Preço: 550 000 €

| 4 | 3 | ✖ | 127,6m² | 319m² | ✔ | 2023 |
|---|---|---|---|---|---|---|

**Ref.** DSPLISBOADUQUEDAVILAAMF40_1 | Almada

## VILLA with Pool*

Located in the heart of Aroeira, close to commerce and services, 5 minutes from the Aroeira Golf Course, 9 minutes from Rei Beach, and 7 minutes from Fonte da Telha Beach. Close to nature, the sea, and various urban centers.
Quick access to Lisbon, approximately 23km from the city center, via the 25 April or Vasco da Gama Bridges.

Construction to start with the CPCV signing, maximum estimated duration for the works is 14 months.
4-bed room villas designed with modern lines and construction quality according to the best standards in the market. Careful thermal insulation, use of the ETICS system (Capoto), and other details that will have influence in the final product. The villas are characterized by extraordinary integration with the exterior and fluidity of use of the interior spaces, suitable for family gatherings, ensuring the privacy of the gardens relative to the exterior.

2 Floors:

Floor 0:

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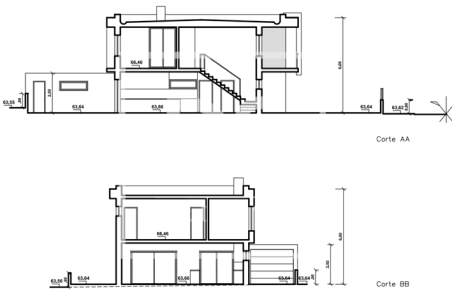
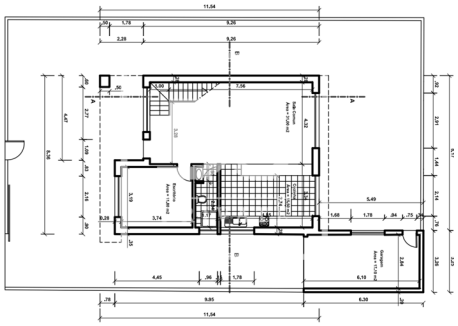
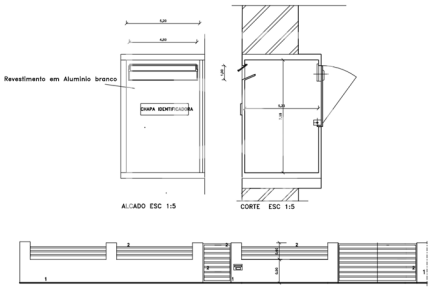
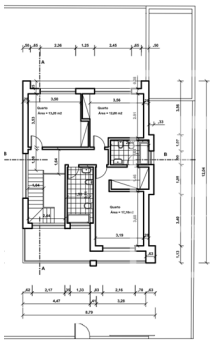
- 1 Bedroom 11,80 sqm
- Living room / dining area 31,00 sqm
- Kitchen/ dining area 15.50 sqm, fully equipped
- Social toilet 3.9 sqm
- Outdoor space (*pool estimated cost 20.000 €)
- Garage 17.10 sqm

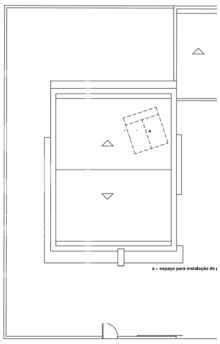
Floor 1:
- Suite + wardrobe 24.97 sqm
- 2 Rooms + wardrobes 13.20, 12.04 sqm
- Complete WC 5.57 sqm
- Large balconies







# General features

- Fitted wardrobes
- Heating
- Walk-in wardrobe
- Kitchen: Hob, Oven, Fridge, Microwave, Dishwasher,
- Fireplace
- Equipped kitchen
- Laminated floor
- Air conditioning pre installation

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Washing machine, Exhaust

- Aluminum frames
- Blinds
- Window
- Thermal insulation
- Built year: 2023
- Drive way
- Views: Countryside views
- Security alarm
- Electric gates
- Main drainage
- Parking space
- Energetic certification: B
- Balcony
- Garage
- Smoke detection
- Thermal blinds
- Wall-hung sanitaryware
- Garden
- Floors: 2
- Storage / utility room
- Video entry system
- Electric garage gate
- Pantry
- Quiet Location
- Security door
- Mains water
- Gas: Main grid
- Parking places number: 2