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Ref: EVW-04714L

232 sqm

Located in the prestigious Herdade da Aroeira condominium, this luxurious villa represents the perfect harmony between t...

- Pool
- Garden
- Balcony

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logo

Property Description

Located in the prestigious Herdade da Aroeira condominium, this luxurious villa represents the perfect harmony between technology, elegance, and comfort. Its contemporary architecture and high-quality finishes reflect sophistication and good taste in every detail. Equipped with a TELDAK integrated home automation system, the house allows full control of the entire environment, including electric gates, security door, window blinds and curtains, lighting, and ambient sound, providing an unparalleled experience of comfort and convenience. Touch switches complete the technological set and enhance the modernity and refinement of the spaces.

On the ground floor, the spacious living room of approximately 60 square meters stands out, offering ample and harmonious living and dining areas with an elegant and comfortable atmosphere. The living room, overlooking the garden, pool, and leisure area, opens through large doors that allow direct and abundant natural light, creating a perfect integration between the interior and exterior and enhancing comfort and well-being throughout the day. The kitchen, connected to the living room while remaining visually separate, features large windows overlooking the side garden, providing excellent light and ventilation and highlighting the refined taste of the furniture and built-in high-end appliances, including an induction hob with integrated extractor, side-by-side fridge and freezer, microwave oven, and FRANKE dishwasher, complemented by an elegant white Silestone countertop. A suite, an entrance closet, a guest bathroom, and the garage complete the ground floor space, with special emphasis on the suite, which opens to the leisure area and pool, offering privacy, comfort, and a direct connection to the outdoor spaces.

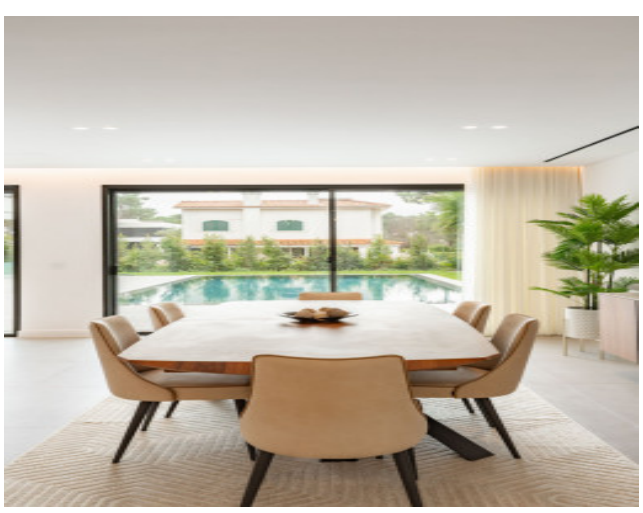
On the first floor, there is another spacious suite and two bedrooms with a shared bathroom, all opening onto a large terrace also facing the pool, ensuring brightness and a privileged view of the outdoor leisure areas.

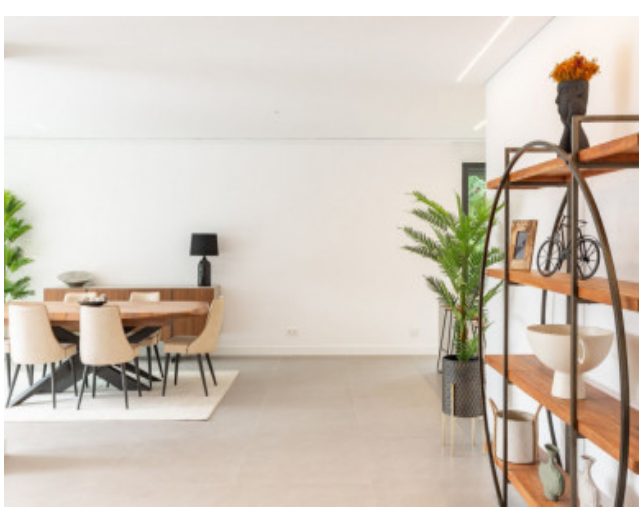
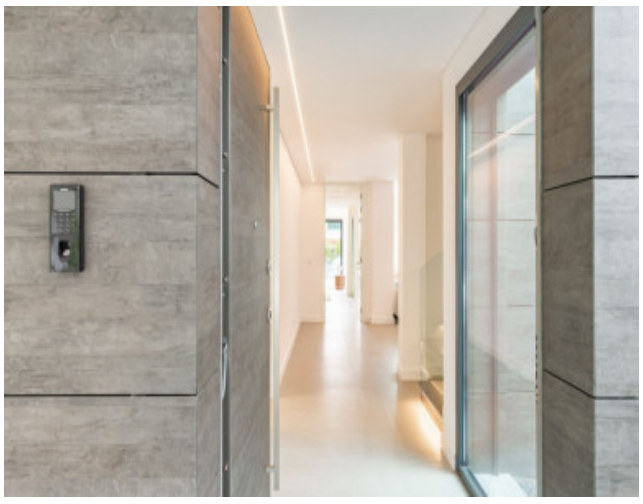
The basement benefits from natural light and maintains the high-quality finishes of the other floors, with rectified ceramic flooring, hydraulic underfloor heating, central air conditioning, central vacuum, and ambient sound. In this area, there is a room with pre-installation for a home cinema, a large lounge intended for games or a gym, a bathroom, and, in a distinct area, a laundry room equipped with washing and drying machines, a storage room, and the technical room, where a 500-liter water heater, heat pump, and the remaining equipment responsible for the villa's energy operation are located.

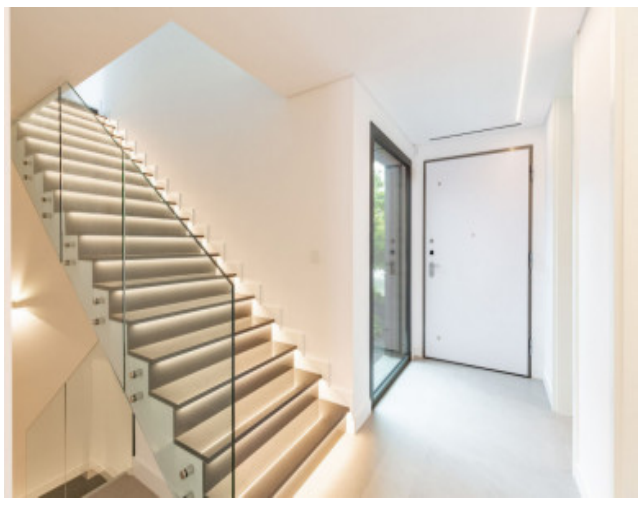
The spacious garden, well-maintained and with lighting points, features a borehole and irrigation system and is surrounded by tall shrubs that provide total privacy. In front of the villa, there are three easily accessible parking spaces, while the large leisure area at the rear includes an overflow pool with salt treatment and pre-installation for a heat pump, offering an ideal space for socializing, relaxation, and leisure moments with family or friends.

Its privileged location in Charneca da Caparica, within an exclusive condominium with 24-hour security and private roads, combines privacy, tranquility, and quality of life. The villa benefits from easy access to the magnificent beaches of Costa da Caparica (approximately 10 minutes away) and Lisbon (approximately 20 minutes away), offering the perfect balance between urban proximity, nature, and leisure, ideal for those seeking a sophisticated and exclusive lifestyle.

Gallery





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Additional Details

Property Features

Pool	Garden	Balcony

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Site Floorplan

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