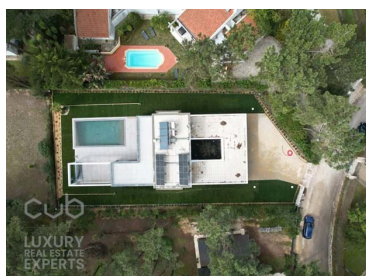




Charneca de Caparica e Sobreda - Villa



4 Bedrooms
 4 Bathrooms
 408 Area (m²)
 1171 Land Area (m²)
 Garage
 Swimming Pool

2 690 000 €
(EUR €)

House Construction NEW _ Herdade Aroeira T4

Get ready to enter the modern life of **Herdade da Aroeira** at its best! We present **Villa Gladiolos**, a stunning new-build villa that promises to be completed in June 2023. With a generous plot of 1,174 m² and a construction area of 408 m², this villa offers four bedrooms, all en-suite, ensuring privacy and comfort for the whole family.

Every detail of **Villa Gladiolos** has been carefully planned to provide a living experience of pure luxury and unparalleled energy efficiency. Enjoy the pool treated with salt, ideal for moments of leisure and relaxation. The hydraulic underfloor heating ensures a pleasant temperature all year round.

The villa is equipped with the latest technologies, including central vacuum, video intercom, alarm, CCTV installation and integral home automation with TELDAK/RTEC systems, providing maximum



João Marques

Broker & Real Estate Advisor

933 832 020 ² · +351 212 975 402 ¹

joamarques@cub.pt

T +351 212975402 ¹ · T +351 967731087 ² · E geral@cub.pt
Rua Elisa Pedroso nº 17-A, 2820-602 Charneca da Caparica
AMI 10044

¹ (Call to national fixed network) | ² (Call to national mobile network)



security and convenience. The kitchen, fully equipped with AEG appliances, makes cooking a real pleasure. The 300-litre solar panels with heat pump ensure significant energy savings.

Situated in the idyllic Herdade da Aroeira in Almada, **Villa Gladiolos** offers a privileged location just a few steps from Lisbon and the stunning beaches of Fonte da Telha and Costa da Caparica. Here, you can enjoy a serene lifestyle, surrounded by natural beauty and the proximity of a vibrant city. Don't miss the opportunity to live in this dream village!

Property Features

- Washing machine
- Refrigerator
- Air conditioning
- Central vacuum system
- Kitchen: Hob, Oven, Drying machine
- Pool
- Garden
- Terrace
- Built year: 2023
- Solar system
- Views: Pool view, Garden view
- Security alarm
- Electric shutters
- Bathrooms (en-suite): Sim
- Central location
- Parking place type: Exterior
- 24 hr Security
- Sealed land area
- Accessibility\proximity: Restaurants, Golf course 1km
- Energetic certification: A+
- Dishwashing machine
- Microwave
- Under floor heating
- Walk-in wardrobe
- Security cameras
- Proximity: Airport, Golf course, City, Open field, Schools, Playground
- Pool type: Private
- Garage
- Private condominium
- Storage / utility room
- Video entry system
- Double glazing
- Games room
- Gym
- Parking places
- Solar heating
- Thermal acoustic window frames
- Domotics
- Security door
- Solar orientation: North, South, East, West



João Marques

Broker & Real Estate Advisor

933 832 020 ² · +351 212 975 402 ¹

joamarques@cub.pt

T +351 212975402 ¹ · T +351 967731087 ² · E geral@cub.pt
Rua Elisa Pedroso nº 17-A, 2820-602 Charneca da Caparica
AMI 10044

¹ (Call to national fixed network) | ² (Call to national mobile network)