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## Charneca de Caparica e Sobreda - Villa



 **4**  
Bedrooms

 **5**  
Bathrooms

 **406,57**  
Area (m<sup>2</sup>)

 **1336,0**  
Land Area (m<sup>2</sup>)

  
Garage

**2 600 000 €**  
(EUR €)

## HERDADE DQ AROEIRA VILLA TULUM

Herdade da Aroeira is a prestigious residential area located near Lisbon, Portugal. It is known for its stunning natural landscapes and proximity to Fonte da Telha Beach. This area is very popular with golf lovers, as it has two championship golf courses. In addition, Herdade da Aroeira offers a number of other leisure activities, such as tennis, Padel and cycling.

Villa Tulum has a plot area of 1336.08m<sup>2</sup> and a total construction area of 406m<sup>2</sup>. The villa is spacious and elegant, with 4 suites that provide privacy and comfort to its residents. The basement has a garage, offering space to store several cars.

One of the main highlights of this villa is its swimming pool, which is perfect for moments of relaxation and leisure with family or friends. Additionally, the house offers stunning views of the Herdade da Aroeira pine forest, providing a serene and relaxing environment.



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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



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In addition to the amenities offered by the house itself, residents of Herdade da Aroeira can enjoy various outdoor activities. The golf course is the perfect place for sports enthusiasts, where they can play in a naturally stunning landscape. In addition, there is a tennis academy, where it is possible to practice this sport on well-maintained courts.

Nature lovers can explore the numerous hiking trails and bike paths, which allow them to take in the beauty of the surrounding forests and dunes. The proximity to Fonte da Telha beach offers even more leisure options, such as sunbathing, surfing, bodyboarding, and walks by the sea.

Overall, Herdade da Aroeira is an idyllic place to live, allowing for a luxurious and relaxed lifestyle in the middle of nature, with a wide variety of activities to suit all tastes.



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## Property Features

- Terrace
- Built year: 2024
- Private condominium
- Drive way
- Solar system
- Video entry system
- Double glazing
- Electric garage gate
- Borehole
- Walking distance to beach
- Quiet Location
- Parking place type: Interior
- Solar heating
- Thermal acoustic window frames
- Sealed land area
- WC for visitors
- Uninterrupted views
- Solar orientation: North, South, East, West
- Balcony
- Fully fenced
- Orientation: Exterior
- Garage
- Floors: 3
- Laundry
- Roof terrace
- Views: Countryside views, Golf views, Pool view
- Security alarm
- Electric shutters
- Automatic irrigation
- Main drainage
- Bathrooms (en-suite): 5
- Parking places
- Extractor Fan
- 24 hr Security
- Barbecue
- Domotics
- Security door
- Energetic certification: A
- Mains water
- Water: Main grid, Tank, Borehole
- Renovation year: 2023



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