



LUXURY
REAL ESTATE
EXPERTS

CUB_902

Reference

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Charneca de Caparica e Sobreda - Villa



5 4 225,74 992,24

Bedrooms

Bathrooms

Area (m²)

Land Area (m²)

Garage

1 695 000 €
(EUR €)

VILLA SANTORINI _ HERDADE DA AROEIRA

VILLA SANTORINI - Villa of Charm and Elegance

Discover this stunning 5 bedroom villa, where charm and sophistication meet in perfect harmony.

With a unique design and details carefully thought out for comfort, this property offers:

- 5 bedrooms, including 2 suites, one of which is the Master Suite, with a huge walk-in closet for an organized and refined lifestyle.
- 3 full, modern and elegant bathrooms.
- Fully equipped kitchen, integrated into a cozy living area, ideal for family moments.
- Large dining and living room, complemented by an exclusive cinema room and an office space.
- Natural Wood Floors.



Ana Lage

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AMI 10044

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



On the outside, the charm continues:

- Landscaped garden, adorned with lawns, plants and tropical trees, creating a true private oasis.
- Elegant saltwater pool, perfect for leisure days.
- Spacious garage, which can be used as a gym and internal parking.

This villa stands out for its incomparable style, designed to offer comfort, harmony and a touch of exclusivity.

Herdade da Aroeira is one of the largest and most prestigious private properties on the Setúbal Peninsula, located in the municipality of Almada, about 25 km from the center of Lisbon. This gated community combines nature, security and a sophisticated lifestyle, surrounded by a landscape of great beauty. The estate occupies an area of approximately 350 hectares, characterized by extensive pine forests, lakes and green spaces.

Characteristics of Herdade da Aroeira :

Golf Courses: The Herdade has two 18-hole golf courses, internationally known for their quality and integration with the natural landscape.

Modern Infrastructure: Includes a hotel, tropical pool, shopping areas and restaurants, offering amenities for residents and visitors.

Natural Environment: One of the biggest highlights is the proximity to nature, being ideal for those looking for tranquility, hiking and outdoor activities.

Security: The condominium is closed and has 24-hour surveillance.

Nearby Beaches:

- **Fonte da Telha Beach:** Approximately 600 meters from Herdade da Aroeira, this beach stands out for its extensive strip of sand and natural environment, being much appreciated by families and water sports practitioners.
- **Praia da Adiça:** Located south of Fonte da Telha, it is known for its tranquility and natural beauty, ideal for those looking for a more reserved environment.
- **Costa da Caparica Beaches:** Along the coast, there are several beaches, such as Praia do Rei and Praia da Morena, all with excellent infrastructure and welcoming atmospheres.

Book your visit now and let yourself be enchanted!



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Property Features

- Heating
- Dishwashing machine
- Fireplace
- Walk-in wardrobe
- Terrace
- Built year: 1996
- Private condominium
- Views: Pool view, Garden view
- Double glazing
- Automatic irrigation
- Quiet Location
- WIFI available
- Closed fireplace
- Sealed land area
- Accessibility\proximity: Airport 30m, Restaurants, City nearby, Touristic areas, Bicycle path, Beach at 5m, Golf course 1km
- Solar orientation: North, South, East, West
- Washing machine
- Refrigerator
- Equipped kitchen
- Thermoaccumulator
- Garage
- Floors: 2
- Laundry
- Security alarm
- Electric garage gate
- Bathrooms (en-suite): 3 (2)
- Internet connection available
- Gym
- Barbecue
- WC for visitors
- Energetic certification: C



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