RealKasa® eXp®

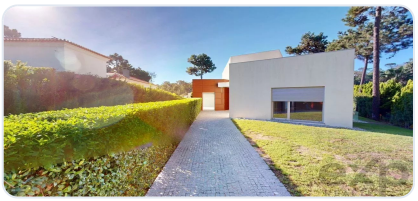
Real Estate Solutions

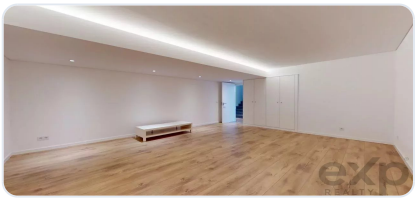
At RealKasa®, our market strategy is focused on discretion, premium presentation, and highly qualified buyer matching. Each property is positioned with a tailored narrative to maximize perceived value and market response.

An Unmissable Investment on the South Bank of Lisbon - Luxury Villa in Herdade da Aroeira T5 with Swimming Pool and Garage for 4 Cars.

Ref: 85948452 | Setúbal > Almada > União das freguesias de Charneca de Caparica e Sobreda









€1.950.000

Business type	Sale	**Property type**	House
Bedrooms	5	**Bathrooms**	2
Area	251 m2	**Total rooms**	6
Balcony	Yes	**Heating**	Electric
Building area	251 m2		

Description

We are delighted to present this exclusive luxury villa, situated in the renowned Herdade da Aroeira.

This is an investment that not only promises an attractive return, but also offers a future of highly profitable appreciation.

Investment Highlights:
Promising Future Income: From 2025 onwards, the expected rental income rises to €9,900/month, totaling €118,800/year, achieving a yield of 4.8%.
Appreciation Potential: Beyond stable income, the region is acclaimed for significant property appreciation, promising considerable gains in asset value over time.

Property Details

Situated on a generous plot of 1,200m², the villa stands out for its sophisticated architecture and harmonious distribution of spaces across three floors. With 5 luxury suites, each designed to maximize comfort and privacy, complemented by two guest bathrooms ensuring total convenience.

It includes a spacious garage for four vehicles, reflecting the practical design adapted to the modern lifestyle expected in Herdade da Aroeira.

The outdoor area is a true oasis, with a stunning swimming pool that promises to be the setting for unforgettable moments, whether for relaxation or exclusive gatherings with friends and family.

Location and Amenities
Proximity to Lisbon: Just 25 km separates this property from the vibrant center of Lisbon, offering the perfect balance between exclusivity and convenient access to the capital.

Herdade da Aroeira: Recognized for its natural beauty, world-class golf courses and a community that offers unparalleled security and quality of life.

Combining a privileged location, sophisticated design and exceptional amenities, this property emerges as the ideal choice for those seeking the best in luxury lifestyle.

If you aspire to a home that combines space, design and tranquility in one of the most desired areas of the Lisbon region, this is your opportunity.

Invitation
Do not miss the chance to join the exclusive Herdade da Aroeira community.

Contact us for more information and discover how this property can be the next step towards your dream investment or your ideal luxury residence.

Enjoy your future in Herdade da Aroeira, where luxury meets exceptional appreciation potential!

Related Properties



Setúbal > Almada > União das freguesias de Almada, Cova da Piedade, Pragal e Cacilhas

Almada - Operating Shop for Sale

Ref: 87443057

€150.000



Setúbal > Almada > União das freguesias de Laranjeiro e Feijó

Shop in the heart of Laranjeiro

Ref: 87449722

€170.000

Trafaria - 4-Bedroom Villa with Sea View

Setúbal > Almada > Costa da Caparica

Trafaria - 4-Bedroom Villa with Sea View

Ref: 87285417

€220.000



Setúbal > Almada > União das freguesias de Almada, Cova da Piedade, Pragal e Cacilhas

Remodeled 2-bedroom, bright and full of personality in Almada

Ref: 87423197

€330.000

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This brochure was prepared by RealKasa® for property presentation.

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