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.

5-Bedroom Villa in Charneca da Caparica Operating with Local Accommodation License

Ref: 86151267 | Setúbal > Almada > União das freguesias de Charneca de Caparica e Sobreda









€630.000

Business type	Sale	**Property type**	House
Bedrooms	4	**Bathrooms**	2
Area	202,6 m2	**Total rooms**	6
Balcony	Yes	**Building area**	202,6 m2

Description

5-BEDROOM VILLA – Charneca da Caparica | Excellent Investment Opportunity!
If you are looking for a safe and profitable investment, this is the ideal villa! Located in the heart of Charneca da Caparica, fully decorated and furnished, with an active and operational Local Accommodation License (AL).

Situated in a calm area with its own character, this property is highly sought after by tourists due to its proximity to the stunning beaches of Fonte da Telha and Costa da Caparica.

Property Composition
2-storey villa with a gross private area of 220 m², distributed as follows:

Ground Floor:
Bedroom with wardrobe – 10.25 m²
Bathroom – 4.85 m²
Kitchen – 18.63 m²
Dining Room – 14.39 m²
Living Room – 22.67 m²
Hall and Corridor – 15.17 m²
Pantry – 2.5 m²

Exterior Area:
Covered parking for 3 cars
Front and side garden with fruit trees
Side lawn area (synthetic)
Shed with barbecue

1st Floor:
Master Suite with wardrobe – 21.85 m² + Terrace/Canopy – 12 m²
Bedroom with wardrobe – 17.82 m²
Bedroom – 13.28 m²
Bathroom – 12.15 m²

Property Highlights:
Fireplace
Garden with fruit trees surrounding the house
Side area with synthetic lawn and shed with barbecue
Veranda with barbecue, with direct access to the dining room and kitchen
Covered garage for 3 vehicles

Premium Location:
Located just minutes from the beautiful beaches in the region, surrounded by services, shops, restaurants, supermarkets, pharmacies, gyms, schools and public transport, ensuring mobility and quality of life.

Excellent investment opportunity, ideal for:
- Local Accommodation (AL)

- Primary residence
- Income through short or long-term rental

Distances and Access:
Approximately 15 km from Lisbon via 25 de Abril Bridge (approximately 20 minutes by car)
Approximately 25 km from Lisbon via Vasco da Gama Bridge (approximately 30 minutes by car)
Approximately 20 km from Lisbon Airport via 25 de Abril Bridge (approximately 25 minutes by car)
Approximately 28 km from Lisbon Airport via Vasco da Gama Bridge (approximately 30 minutes by car)

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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