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.

8Pines – Aroeira | Villa A1 (3/4 Bedroom) with Pool and Large Plot | Pre-launch

Ref: 86227541 | Setúbal > Almada > União das freguesias de Charneca de Caparica e Sobreda









€1.210.000

Business type	Sale	**Property type**	House
Bedrooms	4	**Bathrooms**	3
Area	218 m2	**Total rooms**	5
Balcony	Yes	**Terrace**	Yes
Heating	Electric	**Building area**	218 m2

Description

Inserted in the exclusive 8Pines development, on Avenida António Pedro, in Aroeira, just a few minutes from Avenida do Mar and the beaches of Fonte da Telha, Villa A1 is one of eight semi-detached villas in the project, designed by architect Bruno Câmara.
Designed to guarantee total privacy, it features its own garden, swimming pool and private patios, with no direct confrontation with the other properties, an elegant, serene and reserved environment. It stands out for having the largest plot in the entire development.
Distributed over two floors, it is distinguished by generous volumes, abundant natural light and fluid connection between interior and exterior, enhanced by noble materials such as natural stone, glass and wood.
Composition:

Ground floor: spacious living room, kitchen, office/bedroom (in the 4-bedroom configuration), guest toilet, storage, interior patio and direct access to the garden and pool.
Floor 1: master suite with en-suite bathroom, two bedrooms, guest bathroom and two terraces.

Areas:

Plot: 497 m²
Gross building area: 219 m²
Usable residential area: 162 m²
Private swimming pool: 2.25 × 7.50 m
Garage and extensive private green spaces

Just 5 minutes from the beach and 25 minutes from Lisbon via the A33.
Construction start scheduled for the first week of July 2026, with an estimated completion period of 24 months.
Pre-launch price: €1,210,000. Prices will be updated in phases defined throughout construction, in accordance with the developer's marketing plan, a rare opportunity to secure this villa at its most advantageous price.
Virtual images (3D infographics) are purely illustrative in nature.

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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