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 B1 (3/4 Bedrooms) with Swimming Pool | Pre-Launch

Ref: 86343949 | Setúbal > Almada > União das freguesias de Charneca de Caparica e Sobreda









€1.260.000

Business type	Sale	**Property type**	House
Bedrooms	4	**Bathrooms**	3
Area	250 m2	**Total rooms**	5
Balcony	Yes	**Terrace**	Yes
Heating	Electric	**Building area**	250 m2

Description

Located in the exclusive 8Pines development, on Avenida António Pedro, in Aroeira, just minutes from Avenida do Mar and the beaches of Fonte da Telha, Villa B1 is one of eight semi-detached villas in the project, designed by architect Bruno Câmara.

Designed to guarantee complete privacy, it features its own garden, swimming pool and private patios, with no direct confrontation with the other properties, an elegant, serene and exclusive environment.

Distributed across two floors, it stands out for its generous volumes, abundant natural light and fluid connection between indoor and outdoor spaces, 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 bathroom, interior courtyard and direct access to the garden and swimming pool.
First floor: master suite with ensuite bathroom, two bedrooms, guest bathroom and two terraces (one of them with 16 m²).

Areas:

Plot: 460 m²
Gross construction area: 251 m²
Usable living area: 167 m²
Private swimming pool: 3.0 × 7.42 m
Garage and extensive private green spaces

Just 5 minutes from the beach and 25 minutes from Lisbon via the A33.
Construction is scheduled to begin in the first week of July 2026, with an estimated completion period of 24 months.
Pre-launch price: €1,260,000. Prices will be updated in phases defined throughout construction, according to the developer's commercial plan, a rare opportunity to secure this villa at its most advantageous price.
Virtual images (3D infographics) are for illustrative purposes only.
▸ Basement variant (4/5 Bedrooms / 3 floors): additional basement floor with living room, kitchen, bedroom, guest bathroom and interior courtyard; gross construction area of 326 m²; 4/5 bedroom configuration; pre-launch price of €1,560,000.

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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