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 A2 (3/4 Bedrooms) | Exclusive development 5 minutes from the beach

Ref: 86346357 | Setúbal > Almada > União das freguesias de Charneca de Caparica e Sobreda









€1.190.000

Business type	Sale	**Property type**	House
Bedrooms	4	**Bathrooms**	3
Area	227 m2	**Total rooms**	5
Balcony	Yes	**Terrace**	Yes
Heating	Electric	**Building area**	227 m2

Description

Part of the exclusive 8Pines development, on Avenida António Pedro, in Aroeira, next to Avenida do Mar and the beaches of Fonte da Telha, Villa A2 is one of eight semi-detached villas designed by architect Bruno Câmara.
Designed to offer total privacy, it features a garden, swimming pool and private patios, with no direct confrontation with neighbouring villas, an elegant, serene and secluded space.
On two floors, it stands out for its spacious volumes, generous natural light and continuity between interior and exterior 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), social facilities, storage, interior patio and direct access to the garden and swimming pool.
Floor 1: master suite with en-suite bathroom, two bedrooms, guest bathroom and two balconies.

Areas:

Plot: 415 m²
Gross construction area: 229 m²
Usable residential area: 171 m²
Private swimming pool: 2.25 × 7.50 m
Garage and extensive private green spaces

5 minutes from the beach and 25 minutes from Lisbon via the A33.
Construction commencement scheduled for the first week of July 2026, with an estimated execution period of 24 months.
Pre-launch price: €1,190,000. Prices will be updated in phases defined throughout construction, in accordance with the developer's commercial plan, a rare opportunity to secure this villa at its most advantageous value.
Virtual images (3D infographics) are merely 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



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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