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 A6 (3/4 Bedroom) with Pool | Pre-Launch

Ref: 86347630 | 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	227 m2	**Total rooms**	5
Balcony	Yes	**Terrace**	Yes
Heating	Electric	**Building area**	227 m2

Description

Located in the exclusive 8Pines development, on Avenida António Pedro, in Aroeira, just minutes from Avenida do Mar and the Fonte da Telha beaches, Villa A6 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 exclusive environment.

Spread over two floors, it stands out for its generous volumes, abundant natural light and fluid connection between interior and exterior, enhanced by premium materials such as natural stone, glass and wood.

Composition:

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

Areas:

Plot: 439 m²
Gross construction area: 229 m²
Net living area: 171 m²
Private swimming pool: 2.25 × 7.95 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 execution period of 24 months.
Pre-launch price: €1,210,000. Prices will be updated in phases defined throughout construction, according to the developer's marketing 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 Bedroom / 3 Floors): replace the composition and values with: additional basement floor with living room, kitchen, bedroom, guest bathroom and interior patio; gross construction area of 307 m²; 4/5 bedroom typology; pre-launch price of €1,520,000.

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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