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 A3 (3/4 Bedrooms) | New Villa with Private Pool

Ref: 86347658 | Setúbal > Almada > União das freguesias de Charneca de Caparica e Sobreda









€1.190.000

Business type	Sale	**Property type**	House
Bedrooms	4	**Bathrooms**	2
Area	227 m2	**Total rooms**	5
Balcony	Yes	**Terrace**	Yes
Heating	Electric	**Building area**	227 m2

Description

Integrated into the exclusive 8Pines development, on Avenida António Pedro, in Aroeira, a short distance from Avenida do Mar and the beaches of Fonte da Telha, Villa A3 is one of eight semi-detached villas designed by architect Bruno Câmara. Thoughtfully designed in every detail to ensure total privacy, it features a garden, pool and private patios, with no direct confrontation with the remaining villas, a serene, elegant and reserved environment.
Developed over two floors, it showcases generous volumes, plenty of natural light and a continuous relationship between interior and exterior, emphasized 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, storage, interior patio and direct access to the garden and pool.
Floor 1: master suite with ensuite bathroom, two bedrooms, guest bathroom and two balconies.

Areas:

Lot: 417 m²
Gross construction area: 229 m²
Usable residential area: 171 m²
Private pool: 2.25 × 7.50 m
Garage and spacious private green spaces

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 execution period of 24 months.
Pre-launch price: €1,190,000. Prices will be updated in phases defined throughout the construction, according to the developer's marketing 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

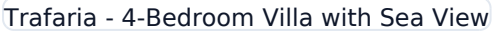


Setúbal > Almada > União das freguesias de Laranjeiro e Feijó

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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