

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.

Luxury 3-Bedroom Villa with Pool / Fernão Ferro-Setúbal

Ref: 87335233 | Setúbal > Seixal > Fernão Ferro



€1.144.000

Business type	Sale	Property type	House
Bedrooms	3	Bathrooms	3
Area	212,9 m2	Total rooms	4
Balcony	Yes	Terrace	Yes
Heating	Electric	Building area	212,9 m2

Description

Just a few kilometers from Lisbon, this charming contemporary semi-detached villa is located in Fernão Ferro, in the district of Setúbal — one of the most sought-after residential areas on the south bank, valued for its tranquility, surrounding greenery and proximity to some of Portugal's most iconic beaches. Minutes by car from Costa da Caparica and Meco — one of the most admired and photographed beaches on the Portuguese coast, this is a rare opportunity for those seeking a living base that combines quality construction, top energy efficiency and a lifestyle by the Atlantic.

The villa is distributed across two floors and a terrace, with a 3-bedroom layout and 204.23 m² of private gross area, distinguished by its construction quality, extensive use of noble materials and strong investment in comfort and energy efficiency.

Its architectural design privileges natural light throughout the day, with glazed openings, including a large south-facing front, in aluminum frames with thermal break, double glazing and motorized adjustable external blinds, allowing control of light entry, privacy and solar incidence throughout the day.

One of the most differentiating elements of the property is its ventilated facade covered in white Estremoz marble, combined with a construction solution featuring thermal insulation in rock wool, contributing to thermal comfort, durability and energy performance of the home.

Inside, the lower floor features marble flooring, a material that extends through the staircase, complemented by exclusive glass railings. In the living room, a large wall clad in black marble, complemented by the view of an olive tree in the garden, creates an architectural element with strong visual impact and reinforces the contemporary identity of the house.

The kitchen, of large dimensions, is fully equipped with superior range SMEG appliances (including a wine cooler) recently installed and has as its central element an impressive marble counter/island approximately 6 meters long, providing ample preparation, dining and gathering area.

The villa has three bathrooms clad in marble, with suspended sanitary ware, Hansgrohe faucets and shower systems with bases executed in natural stone.

The upper floor where the bedrooms are located features wooden flooring and interior doors are executed flush, maintaining a minimalist and consistent architectural language throughout the home.

At the top of the building, the same material language of the home extends to a terrace entirely covered in marble, where there is an integrated private heated pool, approximately 2.5 x 3 meters, protected by frosted glass railings providing complete privacy to the leisure area.

All these details are documented in the construction manual with photographic records of the different phases of the work.

On the exterior, the architecture is complemented by fencing and sliding gate in Corten steel. The villa will also include a pivoting main door Technicdoor of approximately 2 x 2 meters, with only its installation pending. The house has a land area of 156.74 m² and dependent gross area of 8.67 m² (garage/storage). In the rear area of the villa there is also a pleasant outdoor space with decking in continuity with the living room, barbecue and area for gathering and relaxation.

This is a property that also stands out for its exceptional energy efficiency, with Energy Class A. Thermal comfort is ensured through a heat pump and fan-coil units, allowing efficient air conditioning throughout the year. The production of sanitary hot water is ensured by a solar thermal system with forced circulation, guaranteeing 74% renewable contribution to this need. It also has a 6 kW photovoltaic system and 20 kWh of lithium batteries installed in a pergola above the parking area. In total, more than 20% of the building's energy consumption comes from renewable sources.

The parking area also has a wallbox and electrical infrastructure prepared for electric vehicle charging.

The construction solutions confirm this performance: roof and windows with maximum 5-star classification in thermal behavior, walls with external thermal insulation (4 stars) and heating needs 66% lower than the reference value for new buildings.

This property is currently integrated with another autonomous fraction, the adjoining land of 501 m² which currently provides it with independence from everything around it.

The region is also a gateway to the Arrábida beaches and to Sesimbra, and maintains a quick connection to Lisbon and its international airport, making this villa particularly interesting for international buyers seeking a second residence in Portugal, a base for remote work or a safe investment by the coast.

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€249.000



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Ref: 85949150

€305.000

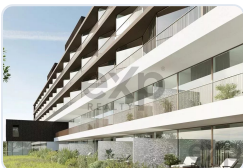


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1 Bedroom Apartment - SEIXAL

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