



## Single storey 4 bedroom villa with pool and garden in Quinta das Laranjeiras



### Agenten-Info

Name:	António Pereira
Name der Firma:	ITHLUX
Land:	Portugal
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen
Telefon:	
Sprachen:	Portuguese
Webseite:	

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 673,939.17

#### Standort

Land:	Portugal
Staat/Region/Provinz:	Distrikt Setúbal
Stadt:	Seixal
Veröffentlicht:	12.03.2024

#### Beschreibung:

Elegant 4 bedroom single storey house, under construction with completion scheduled for the end of the third quarter of 2024. Located in Quinta das Laranjeiras in Fernão Ferro, a few minutes from the bay of Seixal, 20 km from the center of Lisbon and 8 km from the beaches of the Atlantic coast, close to Fonte da Telha, Lagoa de Albufeira and Meco, Sesimbra, Portinho da Arrábida and Setúbal. At 5 min. access roads from the A2 and A33.

Located on a plot of 522 m2, with 219m2 of total construction area, fantastic sun exposure south west, with swimming pool, garden and solarium, and dependent area with storage and bathroom to support the pool. Enormous care is taken in the design of this house, thinking about the well-being and privacy of all members of family and friends.

#### The Social Zone

Large living room with open kitchen that add up to 62m2, are an invitation to share meals and leisure time with family and friends. In a functional corner of the kitchen, we have a discreet storage space for those objects and machines to support the kitchen.

Of note, the pleasant outdoor space, with communication to the kitchen for barbecues and outdoor meals,



next to the garden and pool.

Inside the bright living room, we find an interior garden of 11m<sup>2</sup> with glass panels that allow you to enjoy the sunlight even on cold winter days, or enjoy that outdoor corner.

The private area:

Perfectly demarcated by the main entrance, the distribution is through a corridor where the complete bathroom, with window, two spacious bedrooms and suite, and the master suite are located.

The exquisite master-suite with a total of 45m<sup>2</sup>, stands out for its fluidity, with 20m<sup>2</sup> dedicated to the sleeping area, 9m<sup>2</sup> in walk-in closet with cabinets divided by central corridor, bathroom of 9m<sup>2</sup> with large window, which open onto a private interior terrace of 7.50m<sup>2</sup>, where you can install a pleasant "jacuzzi".

Quality finishes, equipped kitchen and laundry, air conditioning, central vacuum,... I look forward to hearing from you for more information!

The Location:

Urban space in the consolidation phase, with a guarantee of quiet life in a family neighborhood with low density, green spaces, with good accessibility, services and proximity commerce and a few minutes from large supermarkets, shopping center, schools, health services.

For nature lovers, just a 5-minute walk away, you will discover the beautiful Quinta das Laranjeiras Urban Park, ideal for quiet moments outdoors.

On foot or by bicycle:

4 min from the bus stop and local restaurants;

5 min from small local shops and supermarket;

5 min from the new Quinta das Laranjeiras Park;

By bike or car:

1.7 km Fortis Gym Fitness

2.1 km Carlos Ribeiro Elementary School

2.5 km Atlantic College Football Academy

2.7 km Externato Rosarinho

5 km Rio Sul Shopping Mall

6 km BPlanet Barreiro Retail Planet

7 km Arrentela Park

8.3 km Pinheirinho Beach, Amora

8.9 km Seixal Bay

10 km International School of Palmela

Beaches:

13.4 km Fonte da Telha Beach

15.7 km Albufeira Lagoon

16.6 km Meco Beach



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26.0 km Portinho d'Arrábida

Towns and Cities:

6.7 km Coia  
9.5 km Seixal  
15.5 km Almada  
18.0 km Sesimbra  
20.3 km Lisbon  
34.8 km Setúbal

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Why invest and live in Portugal?

7th. Safest country in the world Global Peace Index 2023;  
One of the best motorway networks in the world;  
Portugal considered the best tourist destination in Europe in 2022, for the 5th. time in the last 6 years (WTA);  
Lisbon, the best seaside metropolitan destination in the world in 2022 (WTA);  
Madeira Island, the best island destination in the world in 2022 (WTA);  
Algarve having a hotel unit elected with the Best Lifestyle Resort 2022 (WTA) award;  
Porto elected as the best City destination in the world in 2022 (WTA)  
Average temperature at 12 noon, in summer: 25° C and in winter: 16° C;  
Considered the 7th. Best country in the world for quality of life 2022 (InterNations);  
Portugal is 4th. Best country in the world where expats feel most at home in 2022 (Internations);  
Mediterranean Diet, classified as a World Heritage Site by UNESCO;  
The best fish in the world, according to Ferran Adrià, Chef "El Bulli";  
It has 1 of the 25 most beautiful beaches in the world Tripadvisor 2022;  
Has 3 Portuguese wines among the 12 best in the world in 2022 (Forbes);

Take advantage of this opportunity and ask for additional information!

- REF: ITH2649

Neu: Ja

## Allgemein

Schlafzimmer:	4
Badezimmer:	4
Fertige m <sup>2</sup> :	193,75 m <sup>2</sup>
Grundstücksgröße:	522,5 m <sup>2</sup>

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: ITH2649



# IMLIX

**IMLIX Immobilienmarkt**

<https://www.imlix.com/de/>

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