



## 3 bedroom single storey house with garden and swimming pool in Quinta das Laranjeiras



### Στοιχεία μεσίτη

Όνομα: António Pereira  
Όνομα εταιρείας: ITHLUX  
Χώρα: Portugal  
Experience since:  
Τύπος υπηρεσίας: Selling a Property  
Specialties:  
Property Type: Apartments  
Τηλέφωνο:  
Languages: Portuguese  
Site:

### Στοιχεία καταχώρησης

Ακίνητο για: Πώληση  
Τιμή: EUR 410,000

### Τοποθεσία

Χώρα: Portugal  
Νομός/Περιοχή/Επαρχία: District of Setúbal  
Πόλη: Seixal  
Δημοσιεύθηκε: 02/05/2025

### Περιγραφή:

Elegant two-storey 3 bedroom villa, under construction, end of work scheduled for September 2025.

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. 5 min. of the A2 and A33 accesses.

Implanted in a plot with 365 m2, with private garden and swimming pool with an area of 115 m2, with a private construction area of 135m2.

Fantastic solar orientation, with three elevations: north east west, with swimming pool, garden and solarium.

There is enormous care in the design of this house, thinking about the well-being and privacy of all family members and friends.

### The social zone

To the west we find the common room with open kitchen with 30m2, very functional and with natural light, they are an invitation to share meals and leisure time with family and friends.



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With large cabinets larders, for those objects and general kitchen support machines.  
Of note, the pleasant outdoor space, with communication to the living room, for barbecues and meals outside, next to the garden and pool.

The private area:

Perfectly demarcated by the main entrance in the center of the property, it has a storage area, in front of the access staircase to the second floor, we have the private area with a small hall with built-in closet, full bathroom and bedroom office facing east.

On the upper floor, to the west is the master suite of 23m<sup>3</sup>, with built-in closets, walk-in closet and spacious bathroom with double sink; To the east the second suite with 15m<sup>2</sup>, has a set of large closets and a full bathroom.

Quality construction with excellent finishes and thermal insulation on the outside:  
Equipped kitchen, Silestone countertop, thermo-laminated furniture, central vacuum.

Solar panels with water heating system, air conditioning with multi-split system.

Oscillo-stop frames with high thermal efficiency.

Electric shutters on all windows.

False ceilings with LED lighting and crown mouldings for curtains.

Armored door, video intercom on both floors.

Barbecue and tub outside.

Swimming pool and solarium.

Pergola for parking cars.

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 outdoor moments.

On foot or by bike:

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 by 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

6 km BPlanet Barreiro Retail Planet

7 km Arrentela Park



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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  
26.0 km Portinho d'Arrábida

Towns and Cities:

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

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Take advantage of this opportunity and ask for additional information!

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 Metropolitan Seaside 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 award for Best Lifestyle Resort 2022 (WTA);  
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 in 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;  
It has 3 Portuguese wines among the 12 best in the world in 2022 (Forbes);  
Hospitality of the Portuguese people considered the best in the world 2018 (Internations).  
- REF: ITH3511

## Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	3
Τελειωμένα τετραγωνικά	145 τ.μ



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πόδια:

Μέγεθος αυλής:

362 τ.μ

## Lease terms

Date Available:

## Contact information

IMLIX ID:

ITH3511

