



## Casa T6 em Santa joana de 667,00 m<sup>2</sup>



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 1,164,122.92

### Τοποθεσία

Χώρα:	Portugal
Νομός/Περιοχή/Επαρχία:	Aveiro
Πόλη:	Aveiro
Ταχυδρομικός κωδικός:	3810-190
Δημοσιεύθηκε:	22/08/2025
Περιγραφή:	

Modern 6-bedroom villa in Aveiro – Exclusivity, comfort and landmark architecture.

We present this magnificent luxury villa, completed in 2022, which stands out for its contemporary architecture with straight lines, premium finishes and a perfect balance between design, functionality and privacy.

Located in a quiet residential area, just a few minutes from the centre of Aveiro, this property is set on a 3,392 m<sup>2</sup> plot, fully walled and landscaped, with potential for a swimming pool, outdoor lounge area, sports field or private orchard.

With a gross construction area of 667 m<sup>2</sup>, spread over three floors, the villa was designed to meet the needs of those looking for space, light and comfort in an exclusive segment.

### Layout and Main Areas

#### Ground Floor

- Entrance hall with 12.7 m<sup>2</sup>
- Separate dining room (25.6 m<sup>2</sup>) and living room (34.5 m<sup>2</sup>), with access to the garden
- Premium kitchen with central island (27.4 m<sup>2</sup>), fully equipped
- Laundry room (9.6 m<sup>2</sup>)
- 3 bedrooms with areas between 14.7 m<sup>2</sup> and 18.3 m<sup>2</sup>, all with built-in wardrobes
- 2 full bathrooms

#### Floor 1



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- Master suite with 18.9 m<sup>2</sup>, private full bathroom with 11 m<sup>2</sup> and large walk-in closet (19.3 m<sup>2</sup>)
  - 2 additional bedrooms (21.8 m<sup>2</sup> and 18.3 m<sup>2</sup>)
  - 30.7 m<sup>2</sup> balcony and two private terraces with over 150 m<sup>2</sup>
  - Full bathroom for the bedrooms

#### Basement

- 80 m<sup>2</sup> multifunctional room (ideal for a games room, gym or cinema)
- Full bathroom
- Storage areas and technical compartments

#### Outdoor Garage

- 47.6 m<sup>2</sup> enclosed garage, separate from the main building, with direct access to the plot.

#### Outdoor Surroundings

The generous plot allows for different uses:

- Construction of an infinity or heated swimming pool
- Leisure area with lounge area and barbecue
- Sports area or organic vegetable garden
- Separate entrance at the rear of the plot

#### Equipment and Comfort

- Energy Rating A
- ETICS exterior thermal insulation (cladding)
- Aluminium window frames with thermal break and double glazing with Planitherm filter.
- Inverter air conditioning in all rooms
- Central heating and heat pump
- Heat recovery unit in the living room
- Electric blinds and automatic gates with home automation control
- Video intercom and video surveillance system with 10 cameras (indoor and outdoor)
- Central vacuum system, CMV (controlled mechanical ventilation) and indoor and outdoor LED lighting
- Structured Wi-Fi network throughout the house
- Alarm system and fire detectors

#### Location and Surroundings

- Aveiro city centre: 5 minutes
- University of Aveiro: 5 minutes
- Costa Nova and Barra beaches: 10 minutes
- Coimbra city: about 40 minutes
- Lisbon city: about 2h30
- Porto International Airport: less than 50 minutes

#### Highlights

- Recent villa (2022) with contemporary design and premium finishes
- Large and versatile plot of 3,392 m<sup>2</sup>
- Generous and well-distributed areas in 667 m<sup>2</sup> of construction
- Enclosed outdoor garage
- All bathrooms are fully equipped



- Strategic location: close to the sea, urban centres and with excellent access.

An exclusive property for those looking for more than just a house: looking for quality of life, privacy and sophistication.

#ref: 147336

Κατασκευάστηκε: 2022

## Κοινά

Κρεβατοκάμαρες: 6  
Μπάνια: 6  
Τελειωμένα τετραγωνικά πόδια: 667 τ.μ  
Μέγεθος αυλής: 3391 τ.μ

## Room details

Total rooms: 9

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/ZAZY-T101546/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T101546/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 147336

