



## Moradia V4 com vistas da Ria de Aveiro à venda na Praia da Barra



### 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 2,832,406.75 |

### Τοποθεσία

|                        |                   |
|------------------------|-------------------|
| Χώρα:                  | Portugal          |
| Νομός/Περιοχή/Επαρχία: | Aveiro            |
| Πόλη:                  | Gafanha da Nazare |
| Δημοσιεύθηκε:          | 02/02/2026        |

#### Περιγραφή:

<p><strong>Located on the edge of the waterfront</strong>, in a prime residential area, this <strong>contemporary 4-bedroom villa</strong> is an ode to the symbiosis between <strong>sophisticated design and absolute comfort</strong>. Large glazed windows bathe the interior in <strong>natural light</strong>, offering <strong>stunning panoramic views over the Ria de Aveiro</strong>. The interior decoration, designed and executed by the renowned Oitoemponto office, further enhances the <strong>experience of refinement and exclusivity</strong>.</p>

<p>The <strong>architecture, modern and timeless</strong>, is distinguished by <strong>elegant lines and noble materials</strong> that ensure <strong>sophistication and durability</strong>. Inside, <strong>solid wood</strong> and large <strong>marbles</strong> provide unparalleled refinement. The <strong>ideal sun exposure</strong> provides a warm and inviting atmosphere, while outside, high-quality materials such as <strong>glass</strong>, <strong>zinc</strong> and solid<strong> brick</strong> ensure resistance to the proximity of water. The configuration of the property safeguards <strong>absolute privacy</strong>, creating a <strong>sheltered and exclusive environment</strong>.</p>

<p>The first floor reveals a spacious dining room with direct communication to the <strong>landscaped exterior</strong>, where the <strong>swimming pool</strong> stands out as the central element. Sliding glass doors establish a fluid connection between the indoor and outdoor spaces, perfect for moments of leisure. The <strong>functionally designed kitchen</strong> also benefits from <strong>direct access to



the outside, offering a peaceful space for al fresco dining. This floor also houses two bedrooms with direct access to the garden.

On the upper floor, the stunning living room, with multiple ambiences, was designed to maximize the enjoyment of the view over the water mirror. There is also a bedroom, a private room that can be used as an office and the sumptuous master suite, a true haven of luxury, with a sophisticated bathroom and a spacious walking closet.

Also noteworthy is the generous outdoor space where multiple cars can be parked, as well as the closed garage for two. The storage options in the villa are also vast. Multiple closets and cupboards are diluted in the walls of the corridors, making them easy to access on a daily basis. The laundry room adjacent to the kitchen is also sized to facilitate all the laundry in a house of this size.

This unique property combines design, comfort and privacy, providing a truly exceptional living experience.

CHARACTERISTICS:  
Plot Area: 1 223 m<sup>2</sup> | 13 164 sq ft  
Deployment Area: 387 m<sup>2</sup> | 4 162 sq ft  
Building Area: 596 m<sup>2</sup> | 6 420 sq ft  
Bedrooms: 4  
Bathrooms: 6  
Garage: 2  
Energy efficiency: B  
FEATURES:  

- Indoor pool of 14.83 m<sup>2</sup> with interconnection to;
- Outdoor swimming pool with 44.83 m<sup>2</sup>;
- Central vacuum;
- Central heating.

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## Κοινά

|                 |          |
|-----------------|----------|
| Κρεβατοκάμαρες: | 4        |
| Μπάνια:         | 6        |
| Μέγεθος αυλής:  | 1223 τ.μ |

## Building details

|                    |      |
|--------------------|------|
| Outdoor Amenities: | Pool |
|--------------------|------|

## Lease terms



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Date Available:

## Επιπλέον πληροφορίες

Link:

[http://www.arkadia.com/WBID-T10808/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/WBID-T10808/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID:

ls05395

