



## Exclusive Villa in Azeitão — Space, Nature & Investment Potential



### Στοιχεία μεσίτη

Όνομα:	Carmen Berimbau
Όνομα εταιρείας:	RE/MAX CIDADELA
Χώρα:	Portugal
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments
Τηλέφωνο:	
Languages:	Portuguese
Site:	

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 1,637,961.89

### Τοποθεσία

Χώρα:	Portugal
Νομός/Περιοχή/Επαρχία:	District of Setúbal
Πόλη:	Setúbal
Δημοσιεύθηκε:	07/04/2026

### Περιγραφή:

Exclusive Villa in Azeitão Space, Nature & Investment Potential Set on an expansive 4,090 sqm plot in Azeitão, this exceptional property offers a rare combination of privacy, comfort, and future development potential ideal for both homeowners and investors. A key highlight is the possibility to divide the property into two independent plots or even develop a boutique condominium, making this a truly versatile investment. Property Layout Plot A (2,059 sqm) includes a private tennis court and a fully independent 1-bedroom guest house Plot B (2,031 sqm) features the main residence Elegant & Functional Interiors With 256 sqm of living space, this traditional single-storey villa with an adapted attic offers a warm yet sophisticated atmosphere. Spacious living room with fireplace and heat recovery system, seamlessly connected to the dining area and kitchen, overlooking the garden and pool Master suite with walk-in closet 3 additional bedrooms with built-in wardrobes 3 full bathrooms Wellness area with sauna and jacuzzi Attic level: Games room with fireplace Lounge area 2 additional bedrooms Bathroom Terrace with open views Outdoor Lifestyle Swimming pool surrounded by landscaped gardens Private tennis court Covered dining area with barbecue Garden with fruit trees Independent 1-bedroom annex (27 sqm) ideal for guests or rental income Covered parking for 2 cars with EV charging Comfort & Sustainability 16 photovoltaic panels + 2 solar panels Air conditioning Electric shutters Two fireplaces Prime Location Located in Brejos de Azeitão, just 18 minutes from the stunning Arrábida beaches, with easy access to Setúbal and Lisbon. A Lifestyle Property with Investment Potential A rare opportunity to enjoy space,



privacy, and flexibility whether as a family home, holiday retreat, or development project. «« The information provided does not exempt its confirmation and cannot be considered binding. »» - REF: 121331124-449

Κατασκευάστηκε: 1994

## Κοινά

Κρεβατοκάμαρες: 6  
Μπάνια: 5  
Τελειωμένα τετραγωνικά πόδια: 380 τ.μ  
Μέγεθος αυλής: 4090 τ.μ

## Lease terms

Date Available:

## Contact information

IMLIX ID: 121331124-449

