



## New 3 bedroom villa in Santa Maria da Feira – Space, Comfort and Tranquility between Porto and Aveiro



### Information de l'agent

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Pays:	Portugal
Experience since:	
Type de service:	Selling a Property, Buying a Property
Specialties:	Buyer's Agent, Listing Agent, Relocation, Short-Sale, Consulting
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 668,209.78

### Location

Pays:	Portugal
État/Région/Province:	Aveiro
Ville:	Santa Maria da Feira
Adresse:	Escapães
Soumis:	30/06/2025

### Description:

Discover the privilege of living in a villa of contemporary architecture, with excellent interior areas, set in a generous plot of 504m<sup>2</sup>, ideal for those looking for comfort, functionality and a serene connection to nature without giving up proximity to the city.

Santa Maria da Feira | Expected completion: 1st semester of 2025

This is more than a house: it is a life project thought out in detail for those who value quality, modern design and a strategic location minutes from Europarque, the beautiful beaches of Esmoriz, Cortegaça and Furadouro, with quick access to the A1, A29 and A41.



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## Main features:

Living area: 211m<sup>2</sup>

Plot of land: 504m<sup>2</sup>

Typology: T3 with suite, closet and large social areas

Closed garage with 33m<sup>2</sup>

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## Details that make the difference:

Electric blinds for greater comfort and safety

Mitsubishi air conditioning energy efficiency and excellent air conditioning

False ceiling with built-in LED lights

High quality floating floor

Solar panels for water heating efficiency and savings

Anthracite aluminium frames with double glazing and integrated blackouts

Automatic gates for added convenience

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## Interior Composition:

Entrance hall with 7m<sup>2</sup>

Large living room with 45m<sup>2</sup>

Dining room with 20m<sup>2</sup>

Modern kitchen with 13m<sup>2</sup>

Functional laundry room with 3m<sup>2</sup>

Guest WC with 5m<sup>2</sup>

Two bedrooms with 18m<sup>2</sup> each

Suite with 18m<sup>2</sup>, closet of 9m<sup>2</sup> and private bathroom with 6m<sup>2</sup>

Live in the perfect balance between country and city

Imagine waking up to the sound of nature, having space for a vegetable garden, garden or even a swimming pool, and still being just minutes away from major cities and beaches. This villa is designed for modern families, with an active life, who are looking for a home where comfort, energy efficiency and well-being come first.

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Schedule your visit now or ask for more information.

This could be your next home and here the new chapter of your life begins!

## Notes:

- We guarantee full and professional monitoring throughout your acquisition process until the deed and after it is completed.
- We take care of your Home Loan financing process, guaranteeing the best proposals on the market, through our Credit Intermediary partner duly authorized by the Bank of Portugal.

Real Estate Mediation - Invest 351

Intermediation of real estate purchase and sale operations in the national and international market.



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We make discretion, confidentiality and security our greatest strengths in real estate mediation.

We have access to the national market, but also to many international investors who are looking for Portugal to invest.

Invest in your dreams,

Invest351.

If you have any questions, remember that you can talk to Invest 351 via chat.

- REF: 870-Moradia T3 Nova em Santa Maria

Année: 2025

## Commun

Chambres:	3
Salle de bains:	3
Pied carré fini:	211 m <sup>2</sup>
Dimesions du lot:	504 m <sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: 870-Moradia T3 Nova em Santa Maria

