



## Luxury Villa with heated swimming pool and stunning panoramic views over Braga



### Information de l'agent

Nom:	António Pereira
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Pays:	Portugal
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	Portuguese
Site web:	

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 1,200,000

### Location

Pays:	Portugal
État/Région/Province:	Braga
Ville:	Braga
Soumis:	04/07/2026

### Description:

An exclusive property where comfort, privacy and sophistication meet.

We are proud to present this exceptional contemporary luxury villa, located in one of Bragas most peaceful and desirable residential areas. Featuring modern architecture, premium finishes and breathtaking panoramic views over the city and its unforgettable sunsets, this property has been designed to deliver a truly unique living experience.

Set on a plot with excellent sun exposure, the villa benefits from large glazed openings that flood the interior spaces with natural light, creating elegant, welcoming and functional living areas. Spread across three floors, the property offers a perfect separation between social and private spaces, ensuring comfort, organization and an exceptional quality of life.

One of the property's most remarkable features is its magnificent panoramic terrace and balcony overlooking the horizon, providing an extraordinary setting to enjoy some of Braga's most spectacular sunsets. The surrounding natural landscape, combined with a high level of privacy, creates a rare and tranquil environment.

The villa is ready for immediate occupancy, furnished and has recently undergone renovation, repainting and a complete professional deep cleaning, ensuring it is presented in impeccable condition.



## Key Features

### Outdoor Areas

Heated swimming pool powered by a heat pump and fully controlled via smartphone;  
White stone pool edging with elegant grey pool lining;  
Outdoor solar-heated shower;  
Premium composite decking with the appearance of natural wood;  
Low-maintenance artificial grass;  
Dedicated outdoor barbecue area separate from the pool zone;  
Exterior lighting system controlled remotely via mobile application;  
Fully enclosed outdoor area providing enhanced privacy;  
Panoramic views over nature, the city and the horizon.

## Technology & Energy Efficiency

This property stands out for its exceptional comfort, energy efficiency and advanced smart-home technology.

6 EDP Premium solar panels;  
2 additional solar panels for water heating;  
Air conditioning throughout the entire property;  
Central vacuum system;  
Ventilated wood-burning fireplace;  
Certified electrical capacity of 20.7 kW;  
Pre-installation for electric vehicle charging stations (Tesla-compatible);  
Full-property Wi-Fi coverage;  
Electric shutters throughout;  
High-quality window frames with excellent thermal and acoustic insulation;  
Premium 3M solar-control window films for enhanced energy efficiency and year-round comfort;  
Comprehensive indoor and outdoor CCTV system with motion detection, cloud recording and remote access;  
AJAX smart alarm system with full mobile control, including gate operation.

## Lower Floor Garage & Utility Area

Closed garage with space for 2 vehicles;  
Additional storage areas;  
Private gym space;  
Laundry room equipped with:  
- 2 washing machines;  
- 2 tumble dryers (10 kg capacity each);  
Modern bathroom with high-quality finishes;  
Direct internal access to the main residence.



## First Floor Living & Entertainment Area

Designed to provide elegance, comfort and the perfect setting for entertaining family and guests.

### Kitchen

Fully equipped;  
Contemporary and highly functional design.

### Living and Dining Room

Spacious open-plan layout;  
Excellent natural light;  
Ventilated fireplace;  
Luxury Delarte sectional sofa with large chaise longue;  
75-inch Smart TV;  
Premium soundbar system;  
Direct access to the panoramic terrace.

### Terrace

Large outdoor leisure and dining area;  
Excellent sun exposure throughout the day;  
Exceptional views over Braga and its stunning sunsets.

### Guest Bathroom

Contemporary design;  
Premium-quality finishes.

## Second Floor Private Living Area

### Master Suite

Spacious and bright;  
Stylish en-suite bathroom;  
Luxury double shower area with two shower heads;  
Elegant and sophisticated atmosphere.

### Bedrooms

3 additional generously sized bedrooms;  
Equipped with 55-inch and 32-inch Smart TVs.

### Bathrooms

1 en-suite bathroom in the master suite;  
1 shared full bathroom serving the remaining bedrooms;  
Sensor-operated faucets in selected bathrooms.



## Exclusive Highlights

- Permanent, unobstructed views over Braga and the surrounding horizon
- Spectacular sunsets every day
- Exceptional privacy and peaceful surroundings
- Quiet residential location with excellent access routes
- Recently renovated and fully prepared for sale
- Premium finishes and high-quality equipment throughout
- Advanced security and smart-home systems
- Heated swimming pool with remote control functionality
- Sold fully furnished and equipped, ready to move in

## A Rare Opportunity in Braga.

This is a truly distinguished property for buyers seeking a prestigious home that combines contemporary architecture, outstanding comfort, cutting-edge technology, energy efficiency and one of the finest views available in Braga.

Schedule your private viewing today and discover a home where every detail has been carefully designed to offer an exclusive lifestyle experience.

- REF: ITH4383

Nouveau: Oui

## Commun

Chambres:	4
Salle de bains:	4
Pied carré fini:	308,25 m <sup>2</sup>
Dimesions du lot:	437,04 m <sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: ITH4383

