



## New 3 bedroom villa in a gated community with swimming pool, gardens and playground in Avelar.



### Ügynök információ

Név:	Tiago Simões
Cégnév:	ComprarCasa Coimbra
Ország:	Portugal
Experience since:	2004
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+351 (916) 993-345
Languages:	English, Portuguese
Weboldal:	<a href="https://www.comprarcas.a.pt/coimbracentro">https://www.comprarcas.a.pt/coimbracentro</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 351,471.08

### Elhelyezkedés

Ország:	Portugal
Állam/Régió/Tartomány:	Leiria
Város:	Ansiao
Feladta:	2025. 09. 15.

#### Leírás:

3 bedroom semi-detached house inserted in a gated community, still in the beginning of construction, with 3 bedrooms and 3 bathrooms, closed garage, private garden and patio, with a total construction area of about 170m2 and land and terrace patio of 114m2.

Villa Maria has a private pool for the condominium, a paddle tennis court, children's playground and common green spaces, where each villa has its own private garage, patio and even a private garden. Modern architecture villa with excellent quality equipment and finishes, air conditioning with a central location.

This development is located 15 minutes from Coimbra with excellent access via the A13, IC3 and IC8

Proximity to the gated community Villa Maria and existing infrastructures in Vila do Avelar:

- > Health Center
- > Hospital
- > Pharmacy
- > Banks
- > Supermarkets and Hypermarkets



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- > Bakeries Pastry Shops
  - > Restaurants
  - > Avelar Elementary Schools Nº2
  - > Technological and Professional School of Sicó
  - > Nurseries Nursing Home
  - > Sports Pavilion
  - > Padel and tennis courts
  - > Football fields
  - > Children's playground
  - > Fuel stations
  - > Camporês Industrial Zone
  - > Access to Motorway(A13) and IC3 IC8

Book your visit now!

The information on this website is merely indicative and does not have a contractual nature. It may, for technical, commercial or legal reasons, be subject to change without prior notice.

Compracasa is a Real Estate Network made up exclusively of members of APEMIP (Association of Real Estate Professionals and Companies of Portugal), a guarantee of professionalism and protection of the rights of consumers and users.

APEMIP today occupies a prominent position in the national real estate market, both for its continuous commitment to the affirmation of the role of the real estate agent in our society, and for the conquest of a greater share in the real estate transaction market, in line with the motto "Strengthen Mediation, Boost the Economy and Serve Consumers".

For its part, UCI (União de Créditos Imobiliários) is a Financial Institution specialized in granting housing loans to individuals through real estate professionals. UCI is the result of a joint venture between two of the largest financial groups in Europe: the Santander Group, the BNP Paribas Group. From this union arises the commitment to help develop the real estate sector, putting at your fingertips the best tools that make it possible to enhance the real estate business.

In this sense, it is perfectly logical that these two reference entities in the real estate sector (APEMIP and UCI) have, in June 2004, signed a collaboration agreement giving rise to Comprarcasa Apemip's Real Estate Network.

Comprarcasa began its commercial activity in August 2004 based on the mission of "Being the Largest and Best National Real Estate Network offering multiple services to real estate agents, based on the concept of common brand", enabling and enhancing synergies that become added values for the market, namely for you who intend to sell, buy, rent or transfer a certain property.

Quality Policy Comprarcasa Coimbra

Comprarcasa Coimbra is committed to providing an excellent service to the various stakeholders in the



real estate sector, providing the best tools that make it possible to enhance the real estate business. This business concept, although original, has traditional values in its genesis:

Professionalism; Effort; Capacity and Competence.

The policy adopted by ComprarCasa Coimbra consists of working, under an economical, effective and dynamic Quality Management System, documented and regularly checked to continuously improve its adequacy and effectiveness, systematically renewing itself with a view to the continuous improvement of the company's performance, thus ensuring the adjustment to the needs of internal and external customers, enabling it to achieve the objective of offering the customer a quality service and value added.

The quality policy of the ComprarCasa Network provides a reference framework by establishing and periodically reviewing the objectives of the Network and by ensuring compliance with the requirements of the standard, Legislation, Regulation, Quality System implemented and other requirements applicable to the activity.

ComprarCasa Coimbra. The best way to find the ideal home.

- REF: 385/M/00934

Built: 2026

## Gyakori

Hálósobák:	4
Fürdőszobák:	3
Kész négyzetméter:	150 nm
Telekméret:	160 nm

## Lease terms

Date Available:

## Contact information

IMLIX ID: 385/M/00934

