



## listing



### Agent Info

|               |  |
|---------------|--|
| Naam:         | ArKadia  |
| Bedrijfsnaam: |  |
| Mistlampen:   | United Kingdom   |
| Telefoon:     |  |
| Languages:    | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Advertentie details

|                |               |
|----------------|---------------|
| Vastgoed voor: | Koop          |
| Prijs:         | USD 761,410.2 |

### Locatie

|                             |                     |
|-----------------------------|---------------------|
| Aanbevolen Auto Onderdelen: | Portugal            |
| Staat/Regio/Pronvincie:     | District of Setúbal |
| Plaats:                     | Setúbal             |
| Geplaatst:                  | 02-02-2026          |

### Omschrijving:

Luxury 3-Bedroom Detached Villa | Energy Class A | Private Pool & 2 Master Suites | Azeitão

#### 1. Advertiser's Comments

Imagine living where contemporary elegance meets the serenity of nature. This brand-new villa in Brejos de Azeitão invites you to an exclusive lifestyle, surrounded by lush landscaped gardens and the tradition of the iconic Azeitão Market. Experience the privilege of living in the heart of Portugal's wine country, just minutes away from the historic José Maria da Fonseca and Bacalhôa wineries.

Upon entering this villa, the superior construction quality and a design focused on maximum functionality are immediately apparent. The fluid and welcoming entrance hall leads you to the heart of the home: an impressive 53sqm Open Space, flooded with natural light, perfect for creating distinct social and dining environments. The private wing was designed for total comfort, featuring two master suites, both equipped with generous walk-in closets, and a third independent bedroom, all boasting luxury finishes. The four bathrooms in the property are strategically distributed to serve the private area, the social space, and the pool area, ensuring total convenience for residents and guests alike.

Every detail has been thought out for the daily life of a modern family, from the independent laundry room to the garage with extra storage. Outside, the garden and private swimming pool are an invitation to relaxation, complemented by the proximity to the Arrábida Natural Park and its crystal-clear beaches. For your family, the location is unbeatable: top-tier public and private schools, equestrian centers, golf courses, and excellent healthcare facilities. With direct access to the A2 and A33 highways, you are only 30 minutes from Lisbon city center. As an iad Portugal consultant, I guarantee professional support to



ensure this retreat becomes your next home.

## 2. Specific Features

Detached brand-new villa (final construction stage).

Gross Construction Area: 191 sqm.

Living Area: 150 sqm.

Plot Size: 405 sqm.

Solar Orientation: North, South, East, and West (Full sun exposure).

Master Suites: 2 spacious Suites with private Walk-in Closets.

Bedroom: 1 independent bedroom with built-in wardrobes.

Bathrooms: 4 WCs in total (2 en-suite, 1 full guest bathroom, and 1 outdoor pool WC).

Laundry: Independent and functional laundry zone in the technical area.

Garage: Private closed garage with storage space.

## 3. Equipment

Swimming Pool: Private pool with excellent sun exposure.

Kitchen: Luxury kitchen fully equipped with premium BOSCH appliances.

Comfort: Electric shutters with thermal aluminum installed on all windows.

Lighting: False ceilings with recessed LED lighting throughout the entire house.

Climate Control: State-of-the-art Air Conditioning installed in every room.

Insulation: Thermal break frames and high-performance double glazing.

## 4. Energy Certificate

Energy Class: A

#ref: 156520

### **Algemeen**

|                             |                    |
|-----------------------------|--------------------|
| Slaapkamers:                | 3                  |
| Badkamers:                  | 4                  |
| Afgewerkte vierkante meter: | 150 m <sup>2</sup> |
| Lot Afmeting:               | 405 m <sup>2</sup> |



## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL:

[http://www.arkadia.com/ZAZY-T104882/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T104882/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

156520

