



## Between the Golf and the Sea – Exclusive Single-Storey Villa with 4 Suites in Herdade da Aroeira



### 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 4,670,482.61

### Locatie

Aanbevolen Auto Onderdelen:	Portugal
Staat/Regio/Pronvincie:	District of Setúbal
Plaats:	Setúbal
Geplaatst:	27-02-2026

### Omschrijving:

Set within the exclusive Herdade da Aroeira, a prestigious private golf resort, this exceptional single-storey villa with a 2340sqm land blends contemporary architecture, cutting-edge technology, and ultimate comfort — just minutes from the beaches and only 30 minutes from Lisbon.

Designed for those who appreciate sophistication, privacy, and modern design, the property stands out for its elegant lines, premium materials, and a seamless balance between functionality and aesthetics.

The villa features 4 spacious suites, all generously proportioned and filled with natural light. The social area centres around an open-plan kitchen, fully equipped with Miele appliances, which can be discreetly closed off with a sliding door, allowing the space to adapt effortlessly to different moments of the day.

Every detail has been carefully considered to ensure exceptional comfort and performance. The home includes high-quality thermal and acoustic insulation, German Schüco windows, and hydraulic underfloor heating throughout.

A true smart home, the property allows remote control of multiple functions through a single app — including doors, shutters, lighting, and integrated sound systems.

The main entrance door features fingerprint access, combining security with everyday convenience.

Additional features include:



- Private gym
- Additional ground-floor suite
- Mechanical ventilation system (VMC)
- Solar and photovoltaic panels with 9 kW battery energy storage
- High energy efficiency and year-round indoor comfort

A unique residence for those seeking an exclusive lifestyle surrounded by nature, golf, and the ocean — without compromising proximity to Lisbon.

## **Algemeen**

Slaapkamers:	5
Badkamers:	6
Afgewerkte vierkante meter:	677 m <sup>2</sup>
Lot Afmeting:	2338 m <sup>2</sup>

## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL: [http://www.arkadia.com/WKLC-T1792/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/WKLC-T1792/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: cb07-0106

