



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



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 4,670,482.61

### Location

Country: Portugal  
State/Region/Province: District of Setúbal  
City: Setúbal  
Posted: Feb 27, 2026

### Description:

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.

### **Common**

Bedrooms:	5
Bathrooms:	6
Finished sq. ft.:	677 sq m
Lot Size:	2338 sq m

### **Lease terms**

Date Available:

### **Additional information**

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

