



## Exclusive Villa in Azeitão — Space, Nature & Investment Potential



### Agent Info

Name: Carmen Berimbau  
 Company: RE/MAX CIDADELA  
 Name:  
 Country: Portugal  
 Experience since:  
 Service Type: Selling a Property  
 Specialties:  
 Property Type: Apartments  
 Phone:  
 Languages: Portuguese  
 Website:

### Listing details

Property for: Sale  
 Price: USD 1,642,883.33

### Location

Country: Portugal  
 State/Region/Province: District of Setúbal  
 City: Setúbal  
 Posted: Apr 07, 2026

### Description:

Exclusive Villa in Azeitão Space, Nature & Investment Potential Set on an expansive 4,090 sqm plot in Azeitão, this exceptional property offers a rare combination of privacy, comfort, and future development potential ideal for both homeowners and investors. A key highlight is the possibility to divide the property into two independent plots or even develop a boutique condominium, making this a truly versatile investment. Property Layout Plot A (2,059 sqm) includes a private tennis court and a fully independent 1-bedroom guest house Plot B (2,031 sqm) features the main residence Elegant & Functional Interiors With 256 sqm of living space, this traditional single-storey villa with an adapted attic offers a warm yet sophisticated atmosphere. Spacious living room with fireplace and heat recovery system, seamlessly connected to the dining area and kitchen, overlooking the garden and pool Master suite with walk-in closet 3 additional bedrooms with built-in wardrobes 3 full bathrooms Wellness area with sauna and jacuzzi Attic level: Games room with fireplace Lounge area 2 additional bedrooms Bathroom Terrace with open views Outdoor Lifestyle Swimming pool surrounded by landscaped gardens Private tennis court Covered dining area with barbecue Garden with fruit trees Independent 1-bedroom annex (27 sqm) ideal for guests or rental income Covered parking for 2 cars with EV charging Comfort & Sustainability 16 photovoltaic panels + 2 solar panels Air conditioning Electric shutters Two fireplaces Prime Location Located in Brejos de Azeitão, just 18 minutes from the stunning Arrábida beaches, with easy access to Setúbal and Lisbon. A Lifestyle Property with Investment Potential A rare opportunity to enjoy space, privacy, and flexibility whether as a family home, holiday retreat, or development project. «« The



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Built: 1994

## **Common**

Bedrooms: 6  
Bathrooms: 5  
Finished sq. ft.: 380 sq m  
Lot Size: 4090 sq m

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: 121331124-449

