



Casa T6 em Santa joana de 667,00 m²



Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Детали объявления

Недвижимость:	На продажу
Цена:	USD 1,164,042.45

Местоположение

Страна:	Португалия
Область:	Aveiro
Город:	Авейру
Почтовый индекс:	3810-190
Добавлено:	22.08.2025

Описание:

Modern 6-bedroom villa in Aveiro – Exclusivity, comfort and landmark architecture.

We present this magnificent luxury villa, completed in 2022, which stands out for its contemporary architecture with straight lines, premium finishes and a perfect balance between design, functionality and privacy.

Located in a quiet residential area, just a few minutes from the centre of Aveiro, this property is set on a 3,392 m² plot, fully walled and landscaped, with potential for a swimming pool, outdoor lounge area, sports field or private orchard.

With a gross construction area of 667 m², spread over three floors, the villa was designed to meet the needs of those looking for space, light and comfort in an exclusive segment.

Layout and Main Areas

Ground Floor

- Entrance hall with 12.7 m²
- Separate dining room (25.6 m²) and living room (34.5 m²), with access to the garden
- Premium kitchen with central island (27.4 m²), fully equipped
- Laundry room (9.6 m²)
- 3 bedrooms with areas between 14.7 m² and 18.3 m², all with built-in wardrobes
- 2 full bathrooms

Floor 1



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- Master suite with 18.9 m², private full bathroom with 11 m² and large walk-in closet (19.3 m²)
 - 2 additional bedrooms (21.8 m² and 18.3 m²)
 - 30.7 m² balcony and two private terraces with over 150 m²
 - Full bathroom for the bedrooms

Basement

- 80 m² multifunctional room (ideal for a games room, gym or cinema)
- Full bathroom
- Storage areas and technical compartments

Outdoor Garage

- 47.6 m² enclosed garage, separate from the main building, with direct access to the plot.

Outdoor Surroundings

The generous plot allows for different uses:

- Construction of an infinity or heated swimming pool
- Leisure area with lounge area and barbecue
- Sports area or organic vegetable garden
- Separate entrance at the rear of the plot

Equipment and Comfort

- Energy Rating A
- ETICS exterior thermal insulation (cladding)
- Aluminium window frames with thermal break and double glazing with Planitherm filter.
- Inverter air conditioning in all rooms
- Central heating and heat pump
- Heat recovery unit in the living room
- Electric blinds and automatic gates with home automation control
- Video intercom and video surveillance system with 10 cameras (indoor and outdoor)
- Central vacuum system, CMV (controlled mechanical ventilation) and indoor and outdoor LED lighting
- Structured Wi-Fi network throughout the house
- Alarm system and fire detectors

Location and Surroundings

- Aveiro city centre: 5 minutes
- University of Aveiro: 5 minutes
- Costa Nova and Barra beaches: 10 minutes
- Coimbra city: about 40 minutes
- Lisbon city: about 2h30
- Porto International Airport: less than 50 minutes

Highlights

- Recent villa (2022) with contemporary design and premium finishes
- Large and versatile plot of 3,392 m²
- Generous and well-distributed areas in 667 m² of construction
- Enclosed outdoor garage
- All bathrooms are fully equipped



- Strategic location: close to the sea, urban centres and with excellent access.

An exclusive property for those looking for more than just a house: looking for quality of life, privacy and sophistication.

#ref: 147336

Построен: 2022

Общие

Спальни: 6
Ванные комнаты: 6
Готовые кв.м.: 667 кв м
Площадь участка: 3391 кв м

Room details

Total rooms: 9

Lease terms

Date Available:

Дополнительная информация

URL вебсайта: http://www.arkadia.com/ZAZY-T101546/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 147336

