

At RealKasa®, our market strategy is focused on discretion, premium presentation, and highly qualified buyer matching. Each property is positioned with a tailored narrative to maximize perceived value and market response.

## 8Pines - Aroeira | Villa A1 (3/4-bed) with pool and large plot | Pre-launch

Ref: 86227541 | Setúbal > Almada > Charneca de Caparica e Sobreda



**€1.210.000**

<b>Business type</b>	Sale	<b>Property type</b>	House
<b>Bedrooms</b>	4	<b>Bathrooms</b>	4
<b>Area</b>	218 m2		

## Description

Part of the exclusive 8Pines development on Avenida António Pedro in Aroeira, just moments from Avenida do Mar and the beaches of Fonte da Telha, Villa A1 is one of the project's eight semi-detached villas, designed by architect Bruno Câmara.

Designed to ensure complete privacy, it features its own garden, swimming pool, and private patios, with no direct overlook from the others, an elegant, serene, and secluded living environment. It stands out with the largest plot of the entire development.

Set over two floors, it stands out for its generous volumes, abundant natural light, and seamless connection between indoor and outdoor spaces, enhanced by premium materials such as natural stone, glass, and wood.

Layout:

Ground floor: spacious living room, kitchen, office/bedroom (in the 4-bedroom configuration), guest WC, storage, inner courtyard, and direct access to the garden and pool.

First floor: master suite with en-suite bathroom, two bedrooms, a shared bathroom, and two balconies.

Areas:

Plot: 497 sqm

Gross built area: 219 sqm

Net living area: 162 sqm

Private pool: 2.25 × 7.50 m

Garage and large private garden

Only 5 minutes from the beach and 25 minutes from Lisbon via the A33.

Construction scheduled to begin in the first week of July 2026, with an estimated build time of 24 months.

Pre-launch price: €1,210,000. Prices are set to rise at defined construction milestones according to the developer's pricing schedule, a rare opportunity to secure this villa at its earliest price.

Images are virtual representations (3D renders) for illustrative purposes.

## Related Properties



Setúbal > Almada > Charneca de Caparica e Sobreda

### T4 House to remodel

Ref: 87042365

€400.000



Setúbal > Almada > Costa da Caparica

### Excellent 1 bedroom apartment for sale in São João da Caparica

Ref: 86160894

€425.000



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### **6-Bedroom House for Renovation - Val Cavala, Charneca da Caparica**

Ref: 87042419

€450.000



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### **Building land**

Ref: 86001314

€480.000

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## **Real Estate Solutions**

This brochure was prepared by RealKasa® for property presentation.

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