

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 B1 (3/4-bed) with pool | Pre-launch

Ref: 86343949 | Setúbal > Almada > Charneca de Caparica e Sobreda



€1.260.000

Business type	Sale	Property type	House
Bedrooms	4	Bathrooms	4
Area	250 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 B1 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.

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, 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 (one of 16 sqm).

Areas:

Plot: 460 sqm

Gross built area: 251 sqm

Net living area: 167 sqm

Private pool: 3.0 × 7.42 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: €1,260,000. 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.

► Basement variant (5-bed / 3 floors): replace the layout and figures with: additional basement level featuring a living room, kitchen, bedroom, bathroom, and inner courtyard; gross built area of 326 sqm; 4/5-bedroom typology; pre-launch price of €1,560,000.

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



Setúbal > Almada > Charneca de Caparica e Sobreda

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

Ref: 87042419

€450.000



Setúbal > Almada > Charneca de Caparica e Sobreda

Building land

Ref: 86001314

€480.000

Real Estate Solutions

This brochure was prepared by RealKasa® for property presentation.

Phone: +351 914064060

Email: info@realkasa.pt

<https://realkasa.pt/en/listings/86343949>