

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 A3 (3/4-bed) | New build with private pool

Ref: 86347658 | Setúbal > Almada > Charneca de Caparica e Sobreda



€1.190.000

Business type	Sale	Property type	House
Bedrooms	4	Bathrooms	3
Area	227 m2		

Description

Set within the exclusive 8Pines development on Avenida António Pedro in Aroeira, a short distance from Avenida do Mar and the beaches of Fonte da Telha, Villa A3 is one of the eight semi-detached villas designed by architect Bruno Câmara. Carefully designed to ensure complete privacy, it offers a private garden, pool, and patios, with no direct overlook from the neighbouring villas, a serene, elegant, and secluded setting.

Arranged over two floors, it showcases generous volumes, plenty of natural light, and a continuous relationship between indoors and outdoors, underlined 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: 417 sqm

Gross built area: 229 sqm

Net living area: 171 sqm

Private pool: 2.25 × 7.50 m

Garage and large private garden

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: €1,190,000. 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



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 Sobreira

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/86347658>