







Charneca de Caparica e Sobreda - Villa



 **4** Bedrooms
 **4** Bathrooms
 **172,7** Area (m²)
 **298** Land Area (m²)
 Garage
 Swimming Pool

445 000 €
(EUR €)

V4 | Almada | South of the Tagus

4 bedroom villa in construction project with the possibility of choosing finishes.

Property with a construction area of 173.34m² on a plot of 298 m².
Dependent gross area (balcony/terrace) - 32.50m².

The large house is distributed as follows:

Floor 0

- Entrance hall and interior stairs to access the 1st floor;
- Social area consisting of dining and living room with 26.32 m²;
- Kitchen supported by pantry, with an area of 12.77 m²;
- Office with 11.94 m²;

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Travessa Fábrica das Sedas 28A
AMI 14313

¹ (Call to national fixed network) | ² (Call to national mobile network)



- Sanitary installation with 1.91 m2;
- Storage 3.85 m2;

Floor 1

- Distribution hall;
- En-suite bedroom with dressing room, private bathroom and access to a balcony overlooking the garden, with 14.63 m2;
- Bedroom suite with private bathroom, with built-in closet of 13.23 m2;
- Suite bedroom with built-in closet and private bathroom, with generous areas with 16.54 m2;

As far as the finishes are concerned, the villa has:

- Pre-installation of air conditioning system in all rooms;
- Installation of solar panel with 300L thermosiphon included;
- Garage floors and sanitary facilities in Ceramic / Porcelain;
- Dry area flooring / kitchen flooring in vinyl flooring;
- Aluminum frames with thermal break;
- Double glazing;
- Electric shutters;
- Outside: storage area, swimming pool, garage and barbecue.

In a great location, surrounded by green areas, sports and leisure areas, schools, cafes, grocery stores, close to the Almada Forum and Garcia de Orta Hospital. Close to accesses that take you to Lisbon, as well as the beaches of Costa da Caparica. Great for combining a calm and serene life with the fast pace of the city.

The excellence of the construction combined with the quality finishes make this villa and surrounding area the ideal place to live with all the tranquility and comfort, and raise your family.

Property Features

- | | |
|------------------------------|--------------------|
| • Air conditioning | • Pool |
| • Garage | • Built year: 2024 |
| • Storage / utility room | • Security alarm |
| • Energetic certification: A | • Balcony |

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