

## 4 bedroom villa ground floor +pool and garage -between the beaches São Martinho do Porto-Foz Arel



 752 m<sup>2</sup>
 260 m<sup>2</sup>
 5 Bathrooms
  0 WC
  4 Bedrooms

<b>Reference:</b>	PL366R2
<b>Contract:</b>	Sale Silver Coast
<b>Property Status:</b>	New Build
<b>Price:</b>	On request
<b>Energy class:</b>	A
<b>Typology:</b>	Villa/Detached
<b>Construction year:</b>	2005

### Features:

- Swimming Pool
- Garage
- Solar Panels
- Airconditioning / Pre-installation AC
- sat system
- Under construction
- Garden

### Property description:

4 bedroom villa located about 400 meters from the sea and about 6 km from the beaches of São Martinho do Porto and Foz do Arelho.

Under construction and scheduled for completion in August/September 2023.

### THE STRENGTHS OF THIS PROPERTY:

## **4 bedroom villa ground floor +pool and garage -between the beaches São Martinho do Porto-Foz Arel**

- Superior quality using the most recent and innovative materials in terms of construction and equipment.
- The great luminosity of natural light in all rooms, especially in the living room and kitchen area, thus taking full advantage of the outside (swimming pool and garden).
- The excellent location, just a short distance from the sea and at 5 minutes from the two beautiful beaches in the region Foz do Arelho and São Martinho do Porto, where you will also find services, restaurants and shops.
- The surroundings are clearly quiet and residential with the sea and countryside nearby.

Total area: 752.54 m2 | Gross building area: 260 m2.

### Description:

#### Floor 0:

- Living room and kitchen in open space
- Pantry / Laundry
- Bedroom (with closet and private bathroom)
- Bathroom

#### 1st floor:

- 3 Suites
- Balconies

### Equipped with:

- Solar panels with 300 liter tank and solar water heater for water heating
- Hot/cold air conditioning, Samsung brand
- Complete central vacuum system
- Electric shutters
- Aluminum frame with double glazing and tilting system
- Kitchen equipped with Bosch or Whirlpool appliances
- Controlled mechanical ventilation system
- Complete interior and exterior LED lighting
- Complete garden with artificial grass and pebbles
- Car access gate with electric motor with remote control
- Intercom

### Outside:

- Garage
- Swimming pool

The city of Caldas da Rainha is about 11 kms away with excellent access to the motorway to Lisbon.

**4 bedroom villa ground floor +pool and garage -between the beaches  
São Martinho do Porto-Foz Arel**

Energy class A.