



## Foz do Arelho - Villa



**3** Bedrooms  
**4** Bathrooms  
**473** Area (m<sup>2</sup>)  
**Swimming Pool**

**495 000 €**  
(EUR €)

## Modern 3-Bedroom Villa with Pool in Prime Location Between Caldas da Rainha & Foz do Arelho

Located in Quinta do Negrelho, a prime area between Caldas da Rainha and Foz do Arelho, this stunning new 3-bedroom villa offers modern design, high-quality finishes, and a private swimming pool with excellent sun exposure.

The villa features a bright open-plan living area with a stylish kitchen, complete with top-quality appliances, an island, and ample storage. Two spacious bedrooms with fitted wardrobes and a sleek bathroom with a walk-in shower complete the ground floor. Upstairs, a 40m<sup>2</sup> master suite offers the potential to add an en-suite bathroom.

Designed for year-round comfort, the home includes central vacuum, mechanical ventilation, double



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glazing with thermal and solar cut-off, and pre-installation for air conditioning. The outdoor space is ideal for relaxation, with a south-facing pool, landscaped garden, and a peaceful setting.

Just minutes from the beach, Óbidos Lagoon, and Caldas da Rainha's shops, schools, and restaurants, this home is perfect for those seeking modern luxury in a tranquil location. Only 2km from the A8 motorway, Lisbon is less than an hour away.

A fantastic opportunity for comfortable coastal living. Book your viewing today!

## Property Particulars

Property Type: Villa  
Bedrooms: 3  
Bathrooms: 4  
Plot Size: 473 m<sup>2</sup>  
Build Size: 170 m<sup>2</sup>  
Year of Construction: 2024  
Views: Countryside  
Airport: 60 Minutes  
Beach: 10 Minutes  
Shopping: 5 Minutes  
Energy Rating: A+  
Price: €495,000

## Property Features

- Double Glazing
- Mains Water
- Electric Hot Water System
- Pre- Installation for Air-Conditioning
- Private off street Parking
- Private condominium
- Fitted Kitchen
- Mains Electricity
- Central Vacuum System
- Pool
- Roof Terrace



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