







## Ramada e Caneças - Townhouse



 **4** Bedrooms    
  **3** Bathrooms    
  **194,41** Area (m<sup>2</sup>)    
  **243,01** Land Area (m<sup>2</sup>)    
**630 000 €** (EUR €)

### Detached House T4 — Modern, Comfortable and Sophisticated, Caneças, Odivelas

4 Bedroom Detached House — Modern, Comfortable and Sophisticated

Welcome to your new HOME!

Discover this stunning 4 bedroom villa, in the final stages of construction, designed in detail to offer maximum comfort, privacy and quality of life to your family.

General Features:

Typology: T4 (with office and suite with closet)

Plot of land: 243.01 m<sup>2</sup>



Ana Vieira

919897921 <sup>2</sup>

ana.vieira@atlantichouses.net

T +351 923 013 419 <sup>2</sup> · T 0 · E geral@atlantichouses.net  
 Oeiras Lagoas Park - Edifício 7, Piso 1, 2740-244 Porto Salvo, Portugal  
 AMI 13124

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



Implantation area: 97.20 m<sup>2</sup>

Gross construction area: 194.41 m<sup>2</sup>

Gross floor area: 25.00 m<sup>2</sup>

Distribution of the House:

▮ Floor 1: Living Spaces and Functionality

Entrance hall: 4.40 m<sup>2</sup>

Social toilet facilities: 3.15 m<sup>2</sup>

Kitchen (fully equipped): 12.85 m<sup>2</sup>

Pantry: 3.15 m<sup>2</sup>

Large and bright room: 27.95 m<sup>2</sup>

Office or extra bedroom: 9.30 m<sup>2</sup>

Annex/ Parking: 13.85 m<sup>2</sup>

▮ Floor 2: Private Area and Family Comfort

Circulation: 5.40 m<sup>2</sup>

Bedroom 2: 11.50 m<sup>2</sup>

Bedroom 3: 10.55 m<sup>2</sup>

Communal toilet facilities: 4.70 m<sup>2</sup>

Master suite Total: 25.00 m<sup>2</sup>

Closet: 8.25 m<sup>2</sup>

Private toilet facilities: 6.80 m<sup>2</sup>

Storage room: 11.90 m<sup>2</sup>

Highlights of the House:

Modern and functional kitchen, ideal for those who value the pleasure of cooking.

Living room with large windows, which offer abundant natural light and direct connection to the



**Ana Vieira**

919897921 <sup>2</sup>

ana.vieira@atlantichouses.net

**T +351 923 013 419 <sup>2</sup> · T 0 · E geral@atlantichouses.net**  
**Oeiras Lagoas Park - Edifício 7, Piso 1, 2740-244 Porto Salvo, Portugal**  
**AMI 13124**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



garden.

Rooms designed as true havens of rest.

Suite with dressing room, for an extra touch of luxury.

Terrace at the top of the building, with potential for leisure or outdoor living.

Premium finishes, with high quality materials and attention to design details.

Why this house?

Why it matches:

- ☐ Modern and elegant aesthetics
- ☐ Functionality and comfort for everyday life
- ☐ Privacy and ample spaces
- ☐ Potential for personalization
- ☐ Prime location

For all this... Hooray! Live with quality. Live in comfort. Live here.

About Atlantic Real Estate

At Atlantic Real Estate, we believe that finding the ideal home is more than a business — it's a mission. We work with total transparency, dedication and state-of-the-art technology to help you make the best decisions.

We also support you in obtaining credit, with the best solutions on the market.

We've got you covered—your new home starts here.



**Ana Vieira**

919897921 <sup>2</sup>

ana.vieira@atlantichouses.net

**T +351 923 013 419 <sup>2</sup> · T 0 · E geral@atlantichouses.net**  
**Oeiras Lagoas Park - Edifício 7, Piso 1, 2740-244 Porto Salvo, Portugal**  
**AMI 13124**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



## Property Features

- Terrace
- Floors: 3
- Storage / utility room
- Video entry system
- Electric shutters
- Main drainage
- Sealed land area
- Energetic certification: A
- Balcony
- Built year: 2025
- Drive way
- Views: Countryside views, City view, Urbanization view
- Double glazing
- Pantry
- Quiet Location
- Security door
- Solar orientation: South, East, West



Ana Vieira

919897921 <sup>2</sup>

ana.vieira@atlantichouses.net

**T +351 923 013 419 <sup>2</sup> · T 0 · E geral@atlantichouses.net**  
**Oeiras Lagoas Park - Edifício 7, Piso 1, 2740-244 Porto Salvo, Portugal**  
**AMI 13124**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)