



## Muge - Villa



 <b>3</b>	 <b>2</b>	 <b>85</b>	 <b>450</b>	<b>297 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	(EUR €)

### Single Storey 3 Bedroom House under Construction - Comfort, Efficiency and Quality

Discover this single storey 3 bedroom villa, currently under construction in the beautiful village of Muge.

Inserted in a plot of 450m<sup>2</sup> and with a gross construction area of 85m<sup>2</sup>, this house was designed to provide maximum comfort, energy efficiency and construction quality.

#### Main features

- . Superior thermal insulation: 24cm thermal brick masonry, covered with a 6cm capoto, ensuring a pleasant temperature all year round.
- . Insulated attic with XPS, ensuring greater energy efficiency.
- . High-performance windows: In white PVC, tilt-and-stop, equipped with Guardian Sun glass for

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**Alameda da Fonte Velha, 43 - Lote EA 14 - C1 1º Dto. - Quinta da Beloura**  
**AMI 15258**

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



greater thermal comfort and acoustic insulation.

- . Electric thermal blinds in white color.
- . Socket for charging electric vehicles next to the entrance.
- . Video intercom, increasing the security of the house.

#### Modern and Functional Interior

- . Fully equipped kitchen, ready to use.
- . Floating flooring in the bedrooms and tiles in the remaining rooms, combining aesthetics and comfort.
- . Two bathrooms with shower base, both with window for natural ventilation.
- . Built-in wardrobe of 3.40m in the master bedroom, providing excellent storage.
- . Pre-installation of air conditioning in the bedrooms and living room, with the offer of a device.
- . 160 litre heat pump, ensuring efficient domestic hot water
- . Ceilings in projected stucco.

#### Outdoor Space:

- . Plot with 15m in front and 30m deep,
- . Large and private backyard, extending to the rear wall of 1.80m high.
- . Automated gates, providing more security and convenience.
- . Outdoor paving around the house and in the parking area.

Located just 50 minutes from Lisbon, this villa is ideal for those looking for quality of life in a quiet environment.

Delivery forecast: October 2025.

Illustrative images in 3D according to the framework of the project and plan of the House.

#### Points of Interest in the Region

Salvaterra de Magos:

Royal Falconry

Vala Pier

Doce Beach

Magos Dam

Village of Escaropim

Casa Cadaval - Muge

Take advantage of this opportunity to acquire a villa that combines comfort, safety and efficiency in a privileged location!

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## Property Features

- Washing machine
- Air conditioning
- Equipped kitchen
- Garden
- Floors: 1
- Video entry system
- Electric shutters
- Quiet Location
- Security door
- Dishwashing machine
- Fitted wardrobes
- Proximity: Restaurants, Open field, Pharmacy, Public Transport, Schools
- Built year: 2025
- Views: Countryside views, Urbanization view
- Double glazing
- Main drainage
- Sealed land area
- Mains water

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