# Villa Praia & Pine

**Region:** Aroeira **Sleeps:** 10

## Overview

Framed by slender pines and kissed by Atlantic breezes, Villa Praia & Pine feels like a private pocket of calm just moments from the beach. As you step through the glass doors, light dances across the pale wood floors and the clean, contemporary interiors instantly invite you to unwind.

The heart of the home is the open-plan living area, where the kitchen, dining space, and lounge flow seamlessly together. Morning light streams through generous windows, catching the soft textures of a cloud-grey corner sofa, while the fully equipped kitchen calls for lazy breakfasts or sunset suppers. Each of the five bedrooms offers a peaceful retreat, of which include three sleek en-suite doubles and a versatile lower floor living room that features two single beds.

Outside, the private garden is perfectly in tune with its surroundings. Banana trees and Mediterranean planting frame the 7-metre pool, its shimmering surface reflecting the dappled light above. The terrace is made for sun-drenched afternoons with six loungers and a portable barbecue standing by for easy, sociable evenings. A shaded outdoor dining table means every meal can come with a side of birdsong or the scent of pine in the warm air.

This is a villa designed for slow living, but with the joy of adventure just moments away. Located on the edge of the Herdade da Aroeira estate, with its prestigious golf course and forested pathways, Villa Praia & Pine is also just 2km from the sweeping sands of Praia da Fonte da Telha. Whether you're surfing the Atlantic swells, teeing off under the trees, or exploring nearby Lisbon, this calm and comfortable home makes an effortless base to return to.

With its relaxed design, generous space, and easy access to both countryside and coast, Villa Praia & Pine brings together everything you need for a sun-soaked, memory-making escape.









## Facilities

Walking/Hiking Paths • Padel • Surfing • Villa • Tennis Nearby • Watersports • <1hr to Airport • Golf Nearby • Private Pool • Wine Tasting • Cots (Cribs) • Special Offer • Has Offer • Has Discount • Ground Floor Bed & Bath • Walk to Restaurant • Parking Space • Wi-Fi/Internet • BBQ • Washing Machine • Coffee Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Dishwasher • Microwave • Heating • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

# Interior & Grounds









**The Villa**

*Ground Floor*

- Fully equipped kitchen, lounge and dining room in open plan
- Bedroom 1: Suite with double bed 1.60 m x 2.00 m, bathroom with shower
- Bedroom 2: Double bed 1.60 m x 2.00 m
- Bathroom with shower

*First Floor*

- Bedroom 3: Suite with double bed 1.80 m x 2.00 m, bathroom with bathtub
- Bedroom 4: Suite with double bed 1.60 m x 2.00 m, bathroom with shower

*Lower Ground Floor*

- Living room with 2 single beds 0.90 m x 2.00 m
- Bathroom with shower

*Exterior*

- Private swimming pool (7x3m, 1.1-1.8 m depth)
- Dining area
- Portable BBQ
- 6 sun loungers
- Easy parking in front of the house

**Additional Facilities**

- Heating
- Open air parking
- Washing machine

# Location & Local Information

Villa Praia & Pine is ideally placed in a quiet residential area near the edge of the prestigious Herdade da Aroeira resort, a peaceful, pine-scented enclave on the Setúbal Peninsula. While the setting feels serene, you're only a short drive from both the Atlantic Ocean and the vibrant heart of Lisbon, offering the best of both beach and city living.

Just over two kilometres away, Praia da Fonte da Telha stretches in golden curves along the coast. Backed by cliffs and dotted with beach bars, this beloved local spot is a favourite for surfers, swimmers and families alike. The beach has a laid-back charm, with wooden boardwalks, local seafood restaurants and sunbeds available for hire. Further along the shoreline, the beaches of Costa da Caparica offer even more space to explore, with options for watersports, coastal walks and vibrant nightlife.

Golf lovers are perfectly placed, with the Aroeira Golf Courses just minutes away. Surrounded by tall pines and tranquil lakes, these two championship courses are among Portugal's best-loved. Whether you're a seasoned player or looking to improve your swing, it's an idyllic place to spend a morning.

Day-to-day conveniences are easily covered. A supermarket, ATM and restaurants are all within 1km, and the nearby village offers a few charming eateries serving up fresh fish, grilled meats and Portuguese wines. For something livelier, head into Costa da Caparica or venture into Lisbon itself – only 25km away – where world-class culture, shopping and dining await.

This region is known for its laid-back atmosphere and connection to nature. Windsurfing, kitesurfing, and paddleboarding are popular along the coast, while inland, walking and cycling trails weave through pine forests and protected nature reserves. The area also boasts a proud culinary tradition, from rustic beachside tascas to elegant seafood restaurants.

Whether you're seeking a restful stay close to the sea or a base from which to explore Portugal's rich culture and coastline, Villa Praia & Pine's location offers both ease and inspiration in equal measure.










## Local Amenities

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|---|---|
| Nearest Airport | **Humberto Delgado Airport (29km)** |
| Nearest Beach | **Praia Fonte da Telha (2.3km)** |
| Nearest City | **Lisbon (23km)** |
| Nearest Golf | **PGA Aroeira No.2 (2km)** |
| Nearest Restaurant | **Peixe Boi (290m)** |

| | |
|---|---|
| Nearest Tennis | **Aroeira Tennis & Padel (3km)** |
| Nearest Supermarket | **SP SUPREMO-Loja Gourmet (1km)** |

# What we love

- Just minutes from the beach at Fonte da Telha, perfect for swimming, surfing and sunset drinks!
- Peaceful garden setting with private pool, ideal for lounging beneath the pines!
- Walking distance to restaurants and supermarket, plus easy access to Aroeira Golf.

# What you should know...

- The villa's bedroom layout includes a lower-ground floor sleeping space that is more informal, ideal for children or teens.
- While you can walk to some local amenities, a car is recommended for exploring the wider area and reaching the beach.
- The outdoor area is not fully enclosed, so younger children should be supervised near the pool and garden.
- Please note that this property does not accept groups of young people (up to 25 years old)

# Terms & Conditions

- **Security deposit:** €800 charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4.00 p.m.

- **Departure time:** 10.00 a.m.

- **Energy costs included?:** Yes, included in rental price.

- **Linen & towels included?:** Yes, included in rental price.

- **Pets welcome?:** Not allowed.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** Not permitted.

- **Insurance:** Wi-Fi internet access included in rental price.

- **Minimum stay:** 7 nights during high season - 4 nights during all other periods.

- **Heating costs included?:** Yes, included in rental price.

- **Tax:** Portuguese Visitors Tax payable to Oliver's Travels at the time of balance payment (typically costs €1-€10 per adult per night - please enquire if exact amount is required).