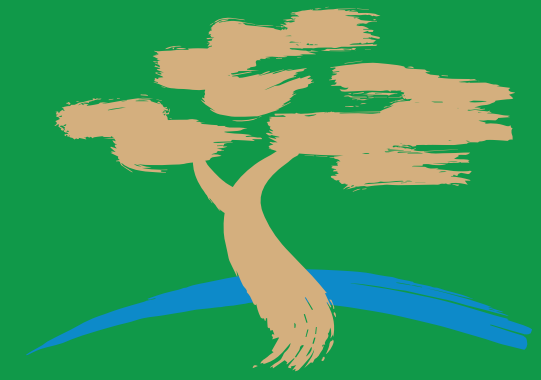


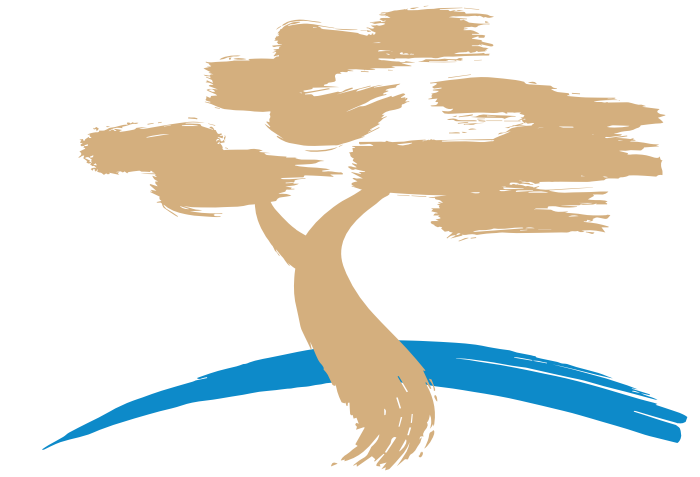
A Z Ó I A



ALDEIA da ROCA

Light





ALDEIA da ROCA

Eight outstanding luxury villas
set in the Sintra-Cascais Natural Park
all with breathtaking
views of the Atlantic Ocean.

An unparalleled lifestyle in a dream setting

Surrounded by beautiful romantic landscapes, the village of Azóia nestles in a truly idyllic setting with the most amazing sunsets.

Characterised by its privacy and security, Aldeia da Roca is much more than an enviable location. It is a premium condominium with outstanding features that create a truly exclusive lifestyle.



An enviable location on the most westerly point of mainland Europe

Just one kilometre from Cabo da Roca and the stunning beach of Praia da Ursa, this new residential development profits from a much sought-after coastal location on the most westerly point of mainland Europe.

In an area benefiting from 300 days of sunshine a year and known for its excellent golf courses, international schools and surfing spots, this is a place where you will experience some of the most precious moments of your life.





Ursa Beach



Golf



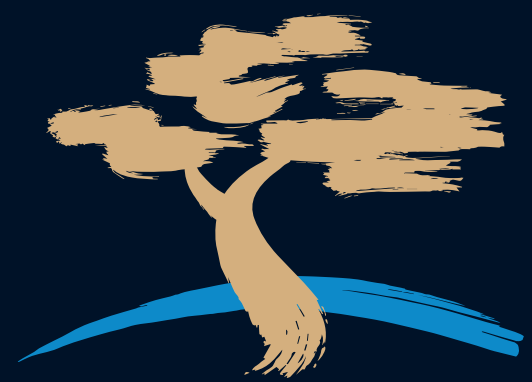
Guincho Beach



Cabo da Roca



Cascais Marina



ALDEIAdaROCA

Excellence at the
highest level





Communal Garden with vegetable garden and play area.



A new life awaits, eight exceptional opportunities

With two options to choose from (all with 4 or 5 bedrooms), this residential condominium's eight villas are all distinctive for their architectural style, under-floor heating, private swimming pools, green roofs, a large green communal garden, a vegetable garden, and a children's play area. All in all, the opportunity you've been waiting for, a natural healthy lifestyle replete with magical light.

Villa	Type	Plot Area	Gross Construction Area	Gross Private Area	Swimming pool	Terraces	Basement	Garage	Outdoor parking
A1	T4	548,5 m ²	320,2 m ²	284,4 m ²	40 m ²	73,4 m ²	49,8 m ²	98,3 m ²	25,0 m ²
A2	T4	533,6 m ²	320,2 m ²	284,4 m ²	30 m ²	73,4 m ²	49,8 m ²	98,3 m ²	25,0 m ²
A3	T4	597,6 m ²	320,2 m ²	284,4 m ²	40 m ²	73,4 m ²	49,8 m ²	98,3 m ²	25,0 m ²
A4	T4	621,3 m ²	320,2 m ²	284,4 m ²	40 m ²	73,4 m ²	49,8 m ²	98,3 m ²	25,0 m ²
B5	T5	875,0 m ²	342,1 m ²	301,9 m ²	40 m ²	82,6 m ²	82,8 m ²	-	50,0 m ²
B6	T5	552,7 m ²	342,1 m ²	301,9 m ²	40 m ²	82,6 m ²	82,8 m ²	-	50,0 m ²
B7	T5	635,5 m ²	342,1 m ²	301,9 m ²	40 m ²	82,6 m ²	82,8 m ²	-	50,0 m ²
B8	T5	488,1 m ²	342,1 m ²	301,9 m ²	40 m ²	82,6 m ²	82,8 m ²	-	50,0 m ²



Vila Type A

4 bedrooms

GCA | 320,2 m²

GPA | 284,4 m²

Terraces | 73,4 m²

Swimming Pool

Garage | 98,3 m²

Basement | 49,8 m²

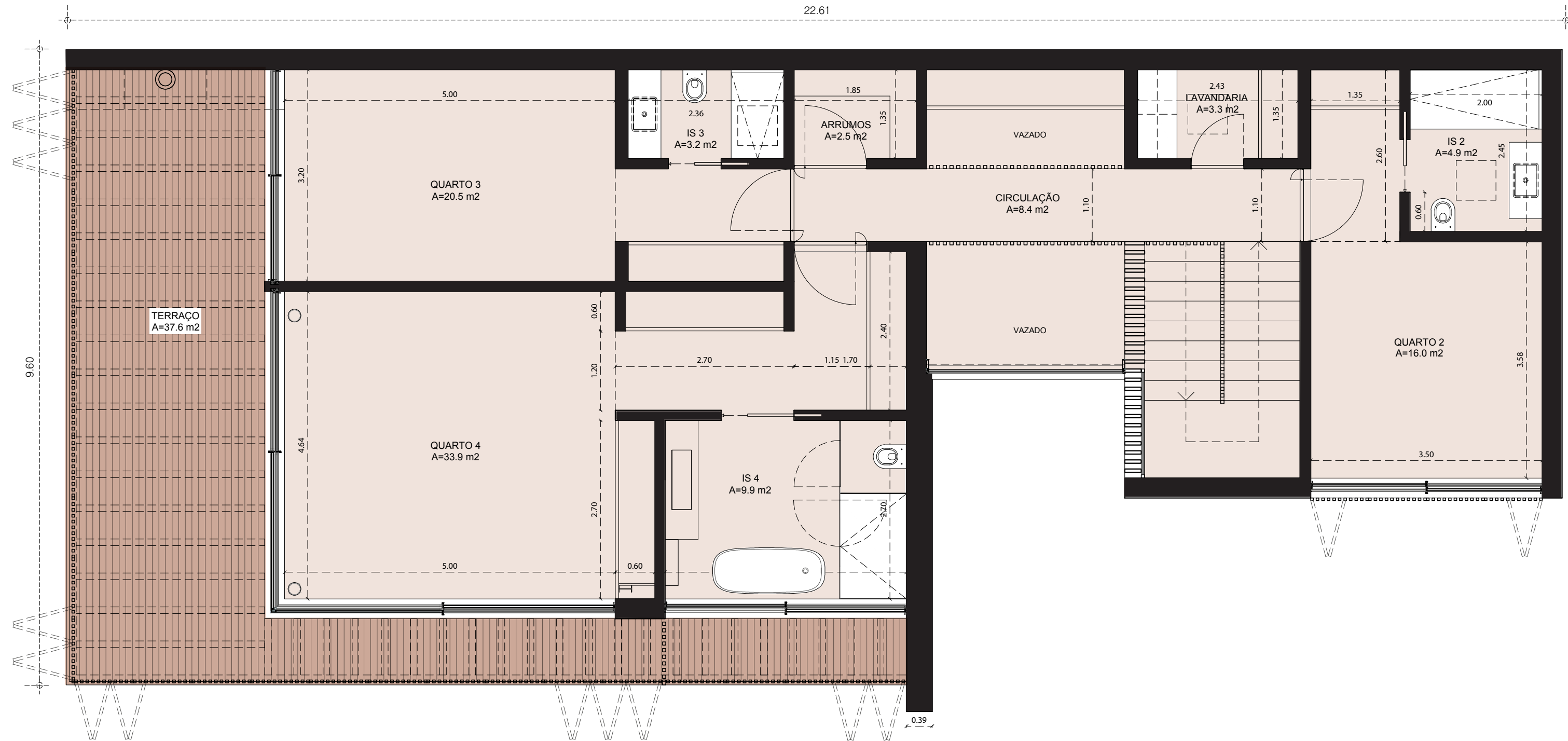
Outdoor Parking | 25,0 m²



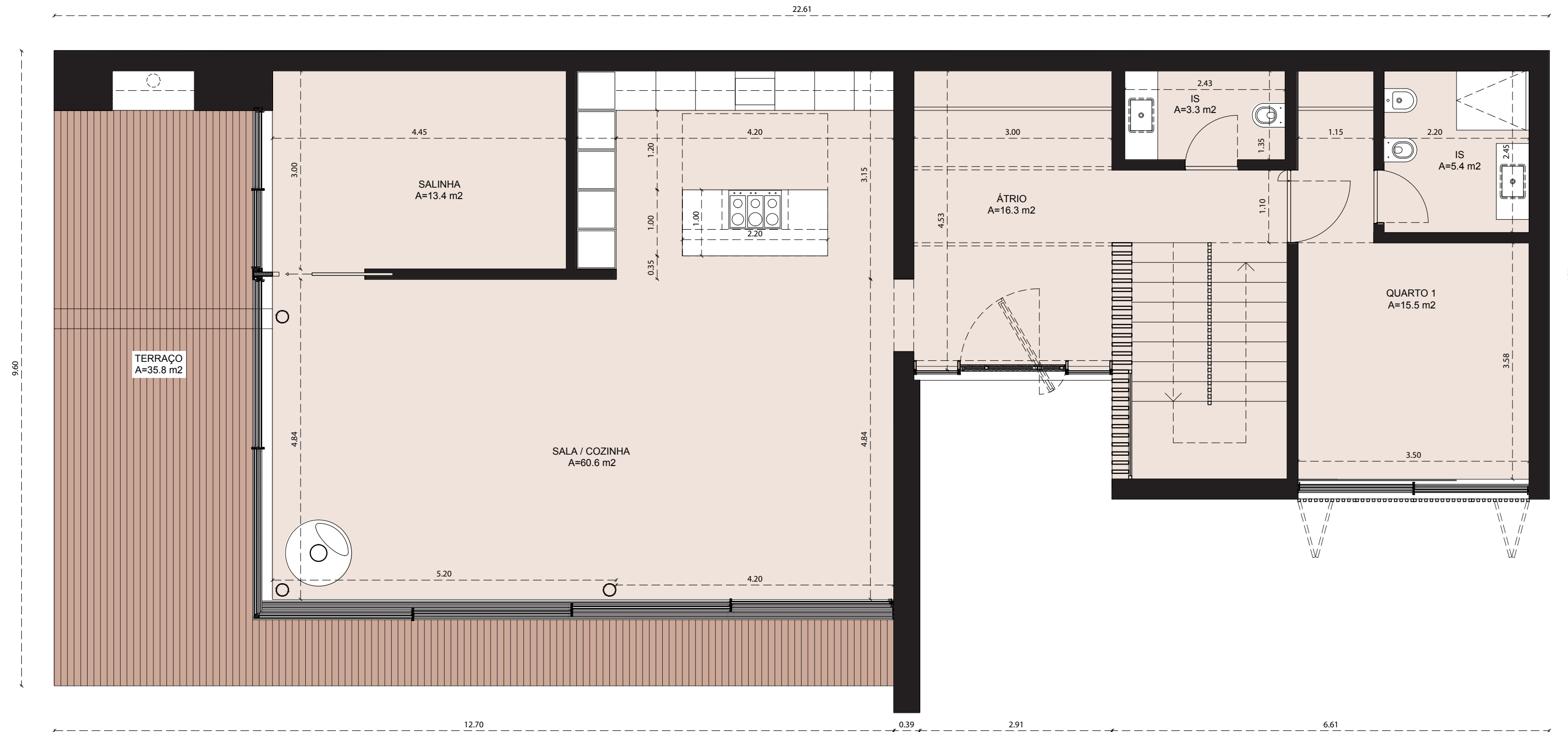




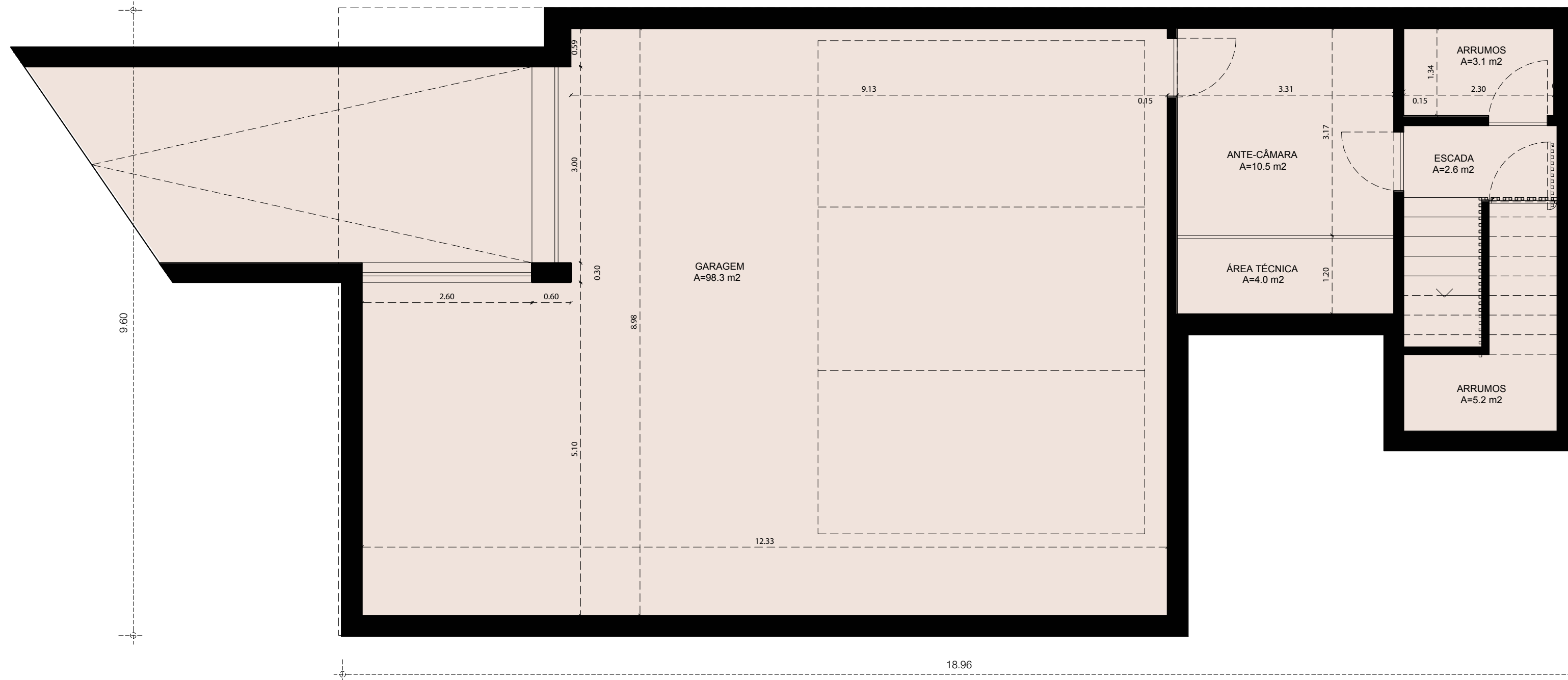
First floor



Ground floor



Basement





Villa Type B

5 bedrooms

GCA | 342,1 m²

GPA | 301,9 m²

Terraces | 82,6 m²

Swimming Pool

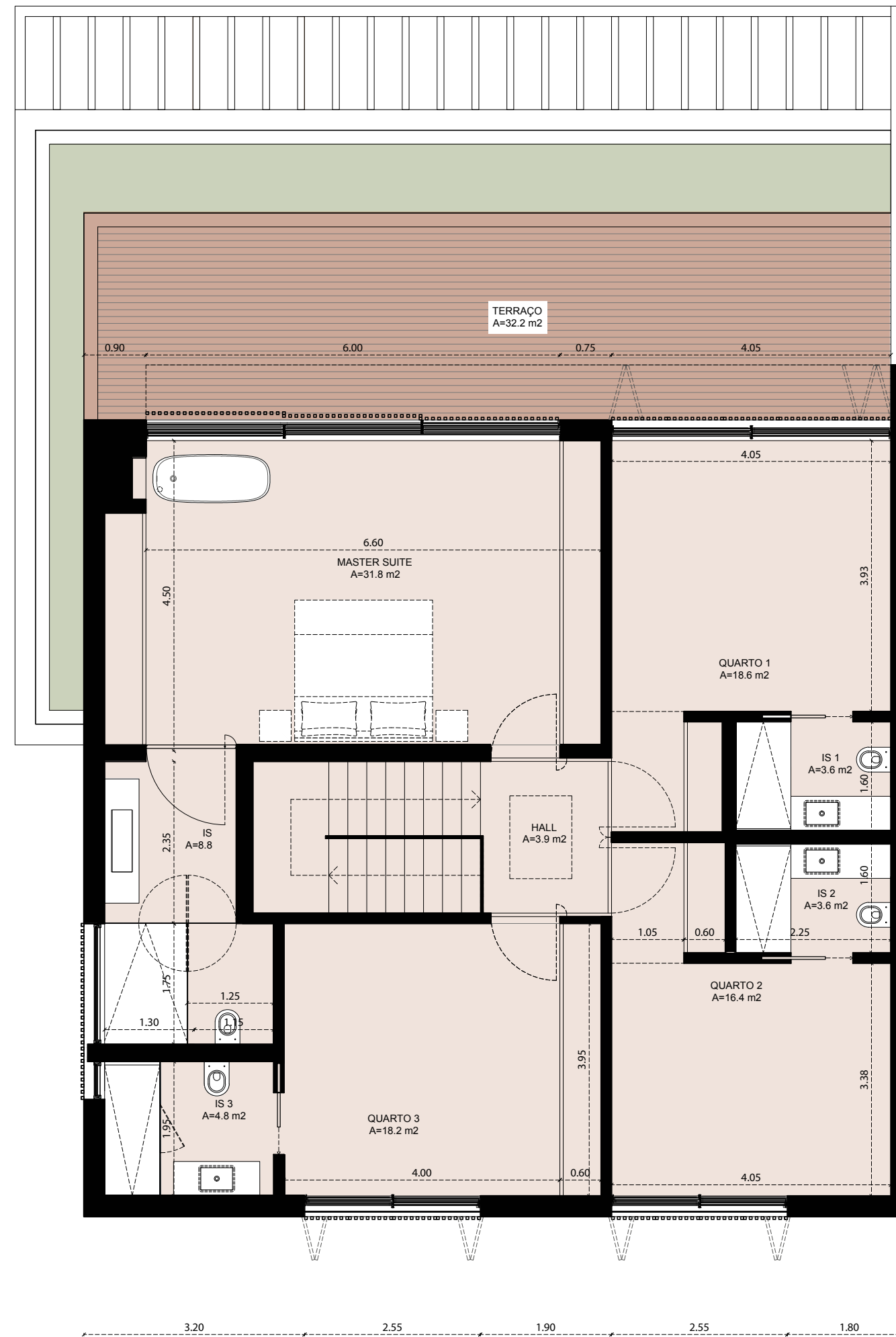
Basement | 82,8 m²

Outdoor Parking | 50,0 m²

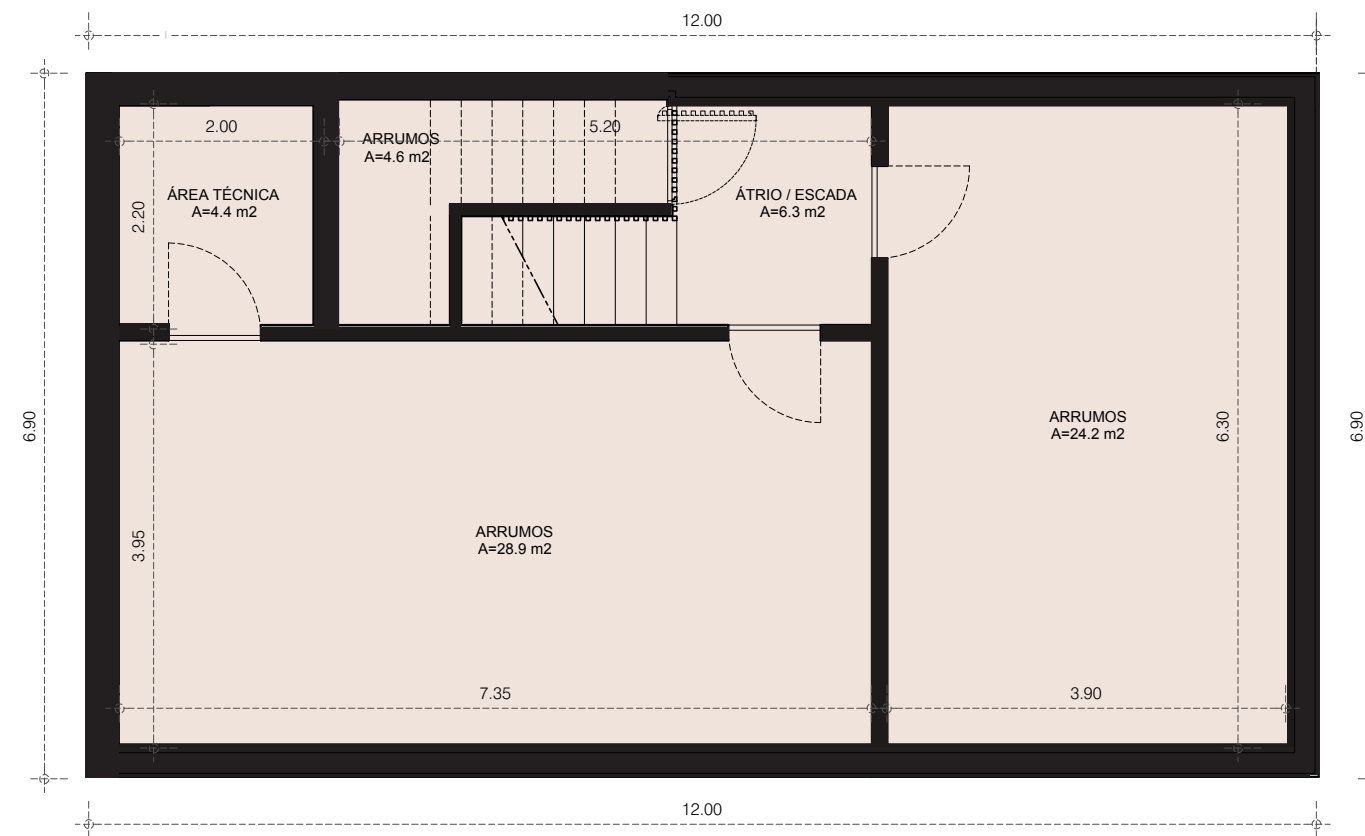




First floor



Basement



Materials and finishes

LIVING ROOMS

Flooring – Microcement

Walls – Lime-based paint in natural tones

Ceilings – Lime-based paint in natural tones

KITCHENS

Furniture – Fabri

Appliances – Siemens

BEDROOMS

Upper floors – Oak plank flooring

Walls – Lime-based paint in natural tones

Ceilings – Lime-based paint in natural tones

Wardrobes – Lacquered fronts

BATHROOMS

Bathroom finishes – Walls & floors in microcement

Air conditioning system and underfloor heating on both floors

Swimming pool with cover

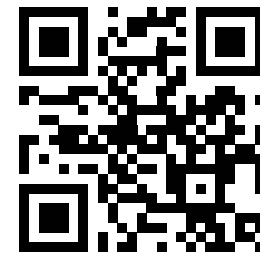
Secure gated condominium featuring a centrally controlled electric entrance gate, allowing for individual access management for each residence

Extra Option

Optional pack for Heated Swimming Pool (with heat pump)

Developer

SPECIAL CONCEPTS AZOIA
More than a Building



www.aldeiaroca.com

NOTE: The images and plans presented are merely illustrative and do not confer contractual value.

*A location where "light"
will bring magic to your views
and your home..!*



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