

# Caparica Hills Villas | Under Construction | Costa da Caparica, Almada





## About

Here, the ocean and the golf course coexist in perfect harmony, in a setting that inspires tranquility and elevates the concept of well-being.

Part of an 11-hectare resort, Caparica Hills includes a renowned golf course, the InterContinental Hotel, a sophisticated Spa & Wellness Center, and a future area with shops, restaurants, and a 10,000 m<sup>2</sup> sports center. Everything has been designed to create a complete and perfectly balanced community, where everyday life becomes a privilege.

Caparica Hills Villas is the residential heart of this project. A private condominium with 71 luxury villas. Its timeless architecture and pure lines that blend into the landscape reveal a concept designed for those who value harmony and well-being. There are 71 unique villas, inspired by the surrounding beauty and created for balanced and authentic living.

The Sunset phase, now launched, features the first 10 villas, positioned to the west to welcome the golden light of sunset and enhance every moment of the day. Each residence is distinguished by generous interior areas, between 220 m<sup>2</sup> and 276.6 m<sup>2</sup>, and large private gardens, with individual swimming pools and views over the ocean and golf course.

Just 5 minutes from the beaches of Caparica and 15 minutes from Lisbon, Caparica Hills Villas brings together the best of both worlds: the serenity of coastal life and urban convenience. A privileged place to live, invest, and enjoy, where every detail has been designed to provide a full, authentic, and inspiring life.

Between the ocean and the horizon, Caparica Hills Villas is a way of life, a lifestyle that celebrates the pleasure of living by the sea.

## Characteristics

**Status** - Under Construction

**Types** - T4

**Areas** - 220m<sup>2</sup> a 276.6m<sup>2</sup>

## Energy efficiency



Energy Rating is an index of thermal performance of a building, indicating the levels of heating and cooling in winter and summer buildings that achieve energy rating A or B are more comfortable to live in and have lower energy bills.

## Units

Ref	Block	Typology	Plot	GPA	Terrace	Total Area	Parking	Price	Floor plan	Remax ID	Status
58	Villa	T4	718 m <sup>2</sup>	230.7 m <sup>2</sup>	94.2 m <sup>2</sup>	324.9 m <sup>2</sup>	2	€1,525,000.00	<a href="#">Ver</a>	<a href="#">124021048-239</a>	Available
60	Villa	T4	732 m <sup>2</sup>	223.2 m <sup>2</sup>	73.1 m <sup>2</sup>	296.3 m <sup>2</sup>	1	€1,477,000.00	<a href="#">Ver</a>	<a href="#">124021048-240</a>	Reserved
62	Villa	T4	778 m <sup>2</sup>	222 m <sup>2</sup>	74.2 m <sup>2</sup>	296.2 m <sup>2</sup>	2	€1,445,000.00	<a href="#">Ver</a>	<a href="#">124021048-241</a>	Reserved
63	Villa	T4	731 m <sup>2</sup>	222 m <sup>2</sup>	76.2 m <sup>2</sup>	298.2 m <sup>2</sup>	2	€1,435,000.00	<a href="#">Ver</a>	<a href="#">124021048-242</a>	Available
64	Villa	T4	727 m <sup>2</sup>	230.7 m <sup>2</sup>	94.3 m <sup>2</sup>	325 m <sup>2</sup>	3	€1,528,000.00	<a href="#">Ver</a>	<a href="#">124021048-243</a>	Reserved
65	Villa	T4	768 m <sup>2</sup>	222 m <sup>2</sup>	76.2 m <sup>2</sup>	298.2 m <sup>2</sup>	2	€1,475,900.00	<a href="#">Ver</a>	<a href="#">124021048-244</a>	Reserved
66	Villa	T4	706 m <sup>2</sup>	222 m <sup>2</sup>	76.2 m <sup>2</sup>	298.2 m <sup>2</sup>	2	€1,395,500.00	<a href="#">Ver</a>	<a href="#">124021048-245</a>	Available
67	Villa	T4	764 m <sup>2</sup>	230.7 m <sup>2</sup>	100.3 m <sup>2</sup>	331 m <sup>2</sup>	3	€1,535,500.00	<a href="#">Ver</a>	<a href="#">124021048-246</a>	Available
68	Villa	T4	721 m <sup>2</sup>	276.6 m <sup>2</sup>	116.6 m <sup>2</sup>	393.2 m <sup>2</sup>	1	€1,809,500.00	<a href="#">Ver</a>	<a href="#">124021048-247</a>	Available
77	Villa	T4	751 m <sup>2</sup>	276.6 m <sup>2</sup>	116.6 m <sup>2</sup>	393.2 m <sup>2</sup>	1	€1,825,900.00	<a href="#">Ver</a>	<a href="#">124021048-248</a>	Available
1	Lote	-	706 m <sup>2</sup>	350 m <sup>2</sup>	-	-	0	€465,000.00	<a href="#">Ver</a>	<a href="#">120421048-306</a>	Available
2	Lote	-	713 m <sup>2</sup>	350 m <sup>2</sup>	-	-	0	€519,570.00	<a href="#">Ver</a>	<a href="#">120421048-307</a>	Available
3	Lote	-	713 m <sup>2</sup>	350 m <sup>2</sup>	-	-	0	€574,140.00	<a href="#">Ver</a>	<a href="#">120421048-308</a>	Available
4	Lote	-	752 m <sup>2</sup>	350 m <sup>2</sup>	-	-	0	€628,710.00	<a href="#">Ver</a>	<a href="#">120421048-309</a>	Available

Ref	Block	Typology	Plot	GPA	Terrace	Total Area	Parking	Price	Floor plan	Remax ID	Status
25	Lote	-	700 m <sup>2</sup>	350 m <sup>2</sup>	-	-	0	€455,500.00	<a href="#">Ver</a>	<a href="#">120421048-310</a>	Available
27	Lote	-	702 m <sup>2</sup>	350 m <sup>2</sup>	-	-	0	€469,200.00	<a href="#">Ver</a>	<a href="#">120421048-311</a>	Available
28	Lote	-	702 m <sup>2</sup>	350 m <sup>2</sup>	-	-	0	€477,400.00	<a href="#">Ver</a>	<a href="#">120421048-312</a>	Available
29	Lote	-	701 m <sup>2</sup>	350 m <sup>2</sup>	-	-	0	€478,400.00	<a href="#">Ver</a>	<a href="#">120421048-313</a>	Available
30	Lote	-	893 m <sup>2</sup>	350 m <sup>2</sup>	-	-	0	€519,900.00	<a href="#">Ver</a>	<a href="#">120421048-314</a>	Available
33	Lote	-	700 m <sup>2</sup>	350 m <sup>2</sup>	-	-	0	€520,500.00	<a href="#">Ver</a>	<a href="#">120421048-315</a>	Available
34	Lote	-	703 m <sup>2</sup>	350 m <sup>2</sup>	-	-	0	€540,300.00	<a href="#">Ver</a>	<a href="#">120421048-316</a>	Available
36	Lote	-	825 m <sup>2</sup>	350 m <sup>2</sup>	-	-	0	€453,650.00	<a href="#">Ver</a>	<a href="#">120421048-317</a>	Available
26	Lote	-	724 m <sup>2</sup>	350 m <sup>2</sup>	-	-	0	-	-	-	Reserved
31	Lote	-	701 m <sup>2</sup>	350 m <sup>2</sup>	-	-	0	-	-	-	Reserved
48	Lote	-	702 m <sup>2</sup>	350 m <sup>2</sup>	-	-	0	-	-	-	Reserved
49	Lote	-	721 m <sup>2</sup>	350 m <sup>2</sup>	-	-	0	-	-	-	Reserved