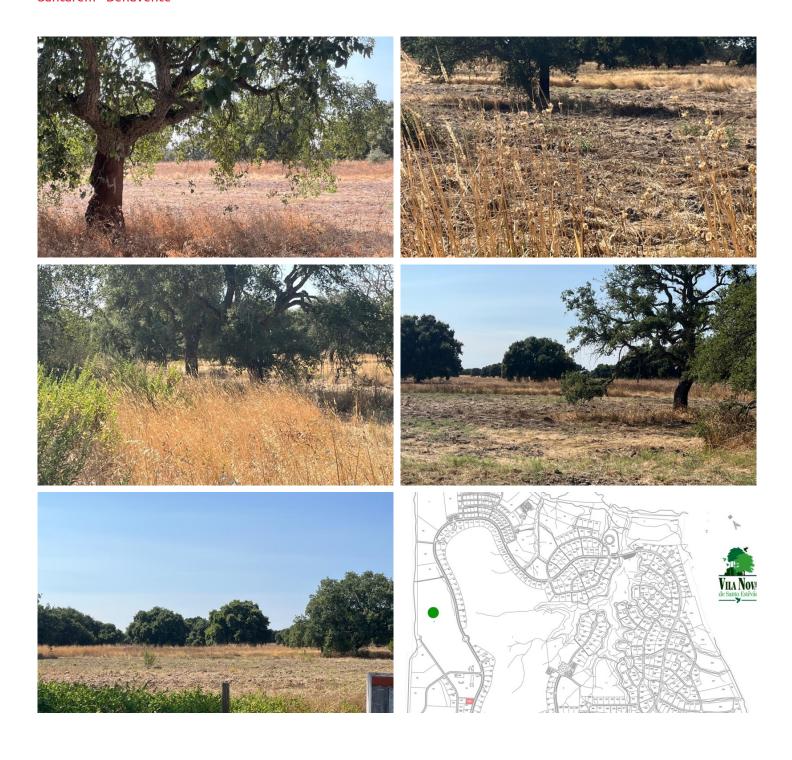


# VNSE | For Sale | Santo Estêvão, Benavente

Santarém - Benavente







#### **About**

Part of one of the most exclusive developments in the Greater Lisbon area, these plots of land in Vila Nova de Santo Estêvão represent a unique opportunity for those looking to build a home in a truly privileged environment.

Surrounded by unspoiled nature and in direct contact with the local fauna and flora, the plot is integrated into a setting of rare beauty. The landscape is dotted with large green spaces and native trees, in an environment carefully planned to ensure well-being, safety, and quality of life.

The 450-hectare Vila Nova de Santo Estêvão development offers a wide range of infrastructure and facilities: a fitness circuit, a playground, a picnic area, more than 12 km of walking trails, and 24-hour security and concierge services. Everything has been designed to ensure peace and comfort for those who live here.

The highlight is the 18-hole golf course - Santo Estêvão Golfe, covering 72 hectares, which extends harmoniously throughout the development, providing a serene and elegant landscape. Leisure facilities also include the Almansor Restaurant, a 14-hectare lake, a dam, walking trails, and a riding arena.

Located in Lezíria Ribatejana, a nature reserve protected by the Tagus Estuary, the development preserves local traditions, with its proximity to nationally renowned stud farms and cattle ranches, and typical events such as picarias à vara larga (traditional horse riding events).

Despite this peaceful, natural setting, Vila Nova de Santo Estêvão is only:

- 30 minutes from Lisbon
- 20 minutes from the future Montijo Airport
- 10 minutes from Benavente Aerodrome

This is the perfect balance between the tranquility of the countryside and the proximity of the city.

Here, you can finally build your dream home, surrounded by nature and a safe, discreet, and sophisticated community.

Vila Nova de Santo Estêvão - where life has a different rhythm.

## **Energy efficiency**

#### **Features**

**Type -** Residential

**Type -** Land









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.

### **Fractions**

| Tipo                 | Lote Nº | Área     | Área de Construção | Área de Implantação | Nº Max. De<br>Pisos | Planta        | Preço     | ID             |
|----------------------|---------|----------|--------------------|---------------------|---------------------|---------------|-----------|----------------|
| Lote Unif. Urb/Rural | 139     | 2.030 m2 | 508 m2             | 305 m2              | 2                   | <u>Planta</u> | 250 000 € | 120521000-1996 |
| Lote Unif. Urb/Rural | 140     | 2.022 m2 | 506 m2             | 303 m2              | 2                   | <u>Planta</u> | 250 000 € | 120521000-1997 |
| Lote Unif. Urb/Rural | 141     | 2.154 m2 | 539 m2             | 323 m2              | 2                   | <u>Planta</u> | 250 000 € | 120521000-1998 |
| Lote Unif. Urb/Rural | 142     | 2.293 m2 | 573 m2             | 344 m2              | 2                   | <u>Planta</u> | 250 000 € | 120521000-1999 |
| Lote Unif. Urb/Rural | 143     | 2.217 m2 | 554 m2             | 333 m2              | 2                   | <u>Planta</u> | 250 000 € | 120521000-2000 |
| Lote Unif. Urb/Rural | 144     | 2.181 m2 | 545 m2             | 327 m2              | 2                   | <u>Planta</u> | 250 000 € | 120521000-2002 |



