

5-BEDROOM VILLA · VILA REAL

Exclusive - New 5-Bedroom Villa with Panoramic Views and High Energy Efficiency

REF. IM014-FS

€2.750.000



THE PROPERTY

Exclusive listing. We collaborate with other professionals, but visits are only possible by prior appointment.

We present a modern 5-bedroom villa, completed in 2025, located in Ramalhão – Mondrões, in the municipality of Vila Real. Just a few minutes from the city yet surrounded by the silence of the mountains at 401 meters of altitude, this property combines luxury, comfort, and a lifestyle deeply connected to nature.

The actual living areas, excluding balconies and the wine press, are distributed as follows: ground floor with 48 m²; first floor with 72 m² plus 16 m² for the kitchen; and second floor with 72 m² complemented by a 16 m² terrace. In total, the villa offers 224 m² of living space, a gross area of 320 m², and a total estate area of over 8,000 m², consisting of three separate land plots, including the private access road belonging to the property.

The house offers spacious and bright interiors, with highlights such as a 45 m² living room with access to a panoramic balcony, a fully equipped kitchen, generous storage, and a traditional wine press that adds character and authenticity to the estate.

The construction stands out for its superior quality materials and outstanding energy performance: state-of-the-art thermal insulation, PVC frames with low-emissivity double glazing, heat pump, and photovoltaic panels providing 51% renewable energy contribution. The results are clear — significant savings in heating, cooling, and domestic hot water, along with unparalleled comfort throughout the year.

The property also includes a 100 m² garage, equipped with a 26 hp tractor, lawn tractor, cutting machines, and a complete set of tools with a total value of approximately €50,000, enhancing autonomy and functionality.

Panoramic views over the countryside and mountains turn every moment at home into an experience of tranquility and inspiration. Ideal as a primary residence, holiday home, or tourist accommodation, the villa already holds a Local Accommodation License (AL n° 169127/AL), making it a unique opportunity for profitable and sustainable investment in the heart of Vila Real.

The property holds the registered trademark "Terra Nossa", ensuring exclusive identity. It is located just 10 minutes from Vila Real Airport, with direct flights to the Algarve, and only 50 minutes from the beautiful beaches of the northern coast.

Additionally, there is the possibility of converting the garage into an independent 1-bedroom unit for rental purposes, or building a guest house at the back, further increasing its tourist and investment potential.

5
BEDS

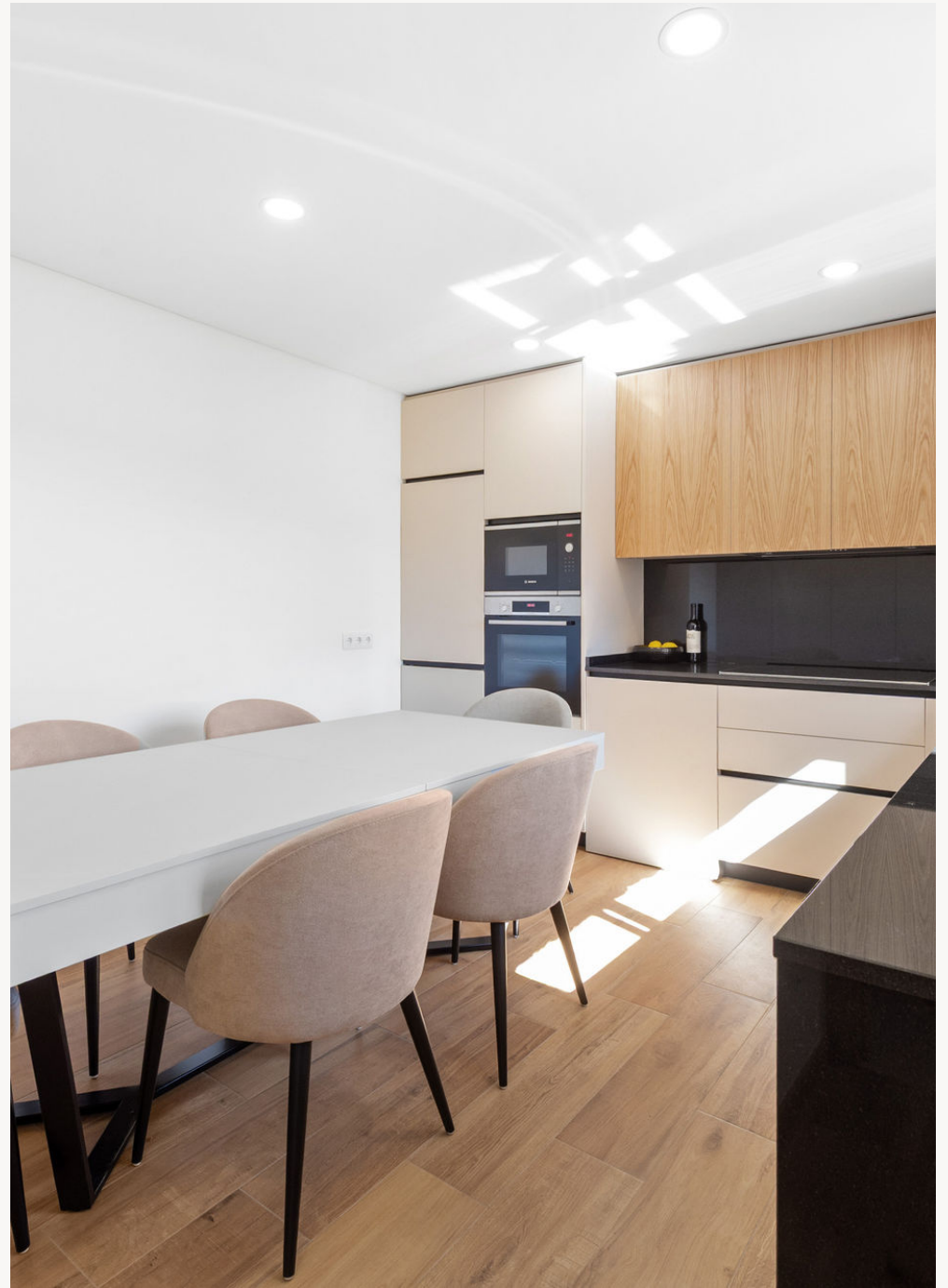
4
BATHS

224 m²
AREA

8000 m²
PLOT

A+
ENERGY RATING











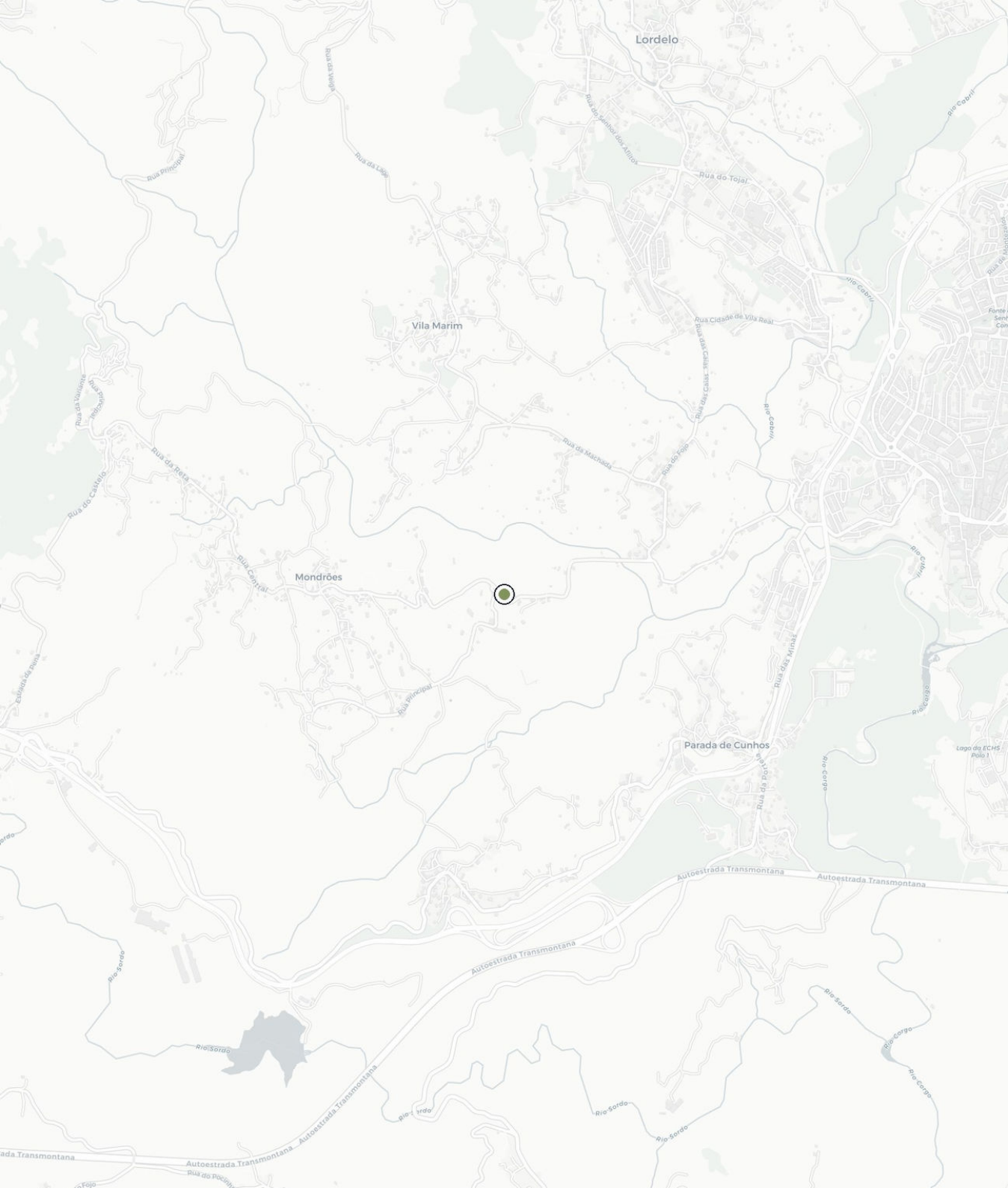
DETAILS

BEDROOMS	5
BATHROOMS	4
LIVING AREA	224 m²
GROSS AREA	320 m²
PLOT	8000 m²
YEAR	2025
CONDITION	Used
ENERGY RATING	A+
PRICE	€2.750.000

FEATURES

- Swimming pool
- Garden
- Garage
- Parking
- Terrace
- Balcony
- Air conditioning
- Fitted kitchen
- Double glazing
- Central heating
- Lift
- Pool view
- Garden view
- Mountain view





LOCATION

Mondrões

R DA ESTRADA MUNICIPAL 564, QUINTA DA TAPADA, RAMA

Vila Real

Vila Real

GPS 41.29192, -7.77615



Felipe Silveira

REAL ESTATE CONSULTANT · 2ND HAUS

+351 926 573 099

felipesilveira@2ndhaus.pt

www.2nd.haus

R. DO BARRANCO 9 LOJA D · 8400-508 CARVOEIRO · AMI 15284

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