



HERDADE DO MEIO

SEIXAL

An aerial, top-down view of a dense forest. The trees are mostly evergreens, showing various shades of green from dark forest green to lighter, sunlit green. The canopy is thick and textured. The text "A New Concept of Sustainable Living" is centered horizontally and vertically in a white, elegant serif font.

A New Concept of Sustainable Living



Herdade do Meio is the opportunity to live the life you've always dreamed of. Live in an area of 11 hectares in a smart villa that produces, stores and manages its own energy, being energetically 100% independent of the public network.

Living at Herdade do Meio is choosing to live a more sustainable and environmentally-friendly life while contributing to the reduction of your carbon footprint

*(Your) Future
begins here*



A step away from the green of the mountains and the blue of the sea, Herdade do Meio offers enviable proximity to schools, hospitals and various commercial areas.

In the center of what you need

Its centrality and proximity to the public transport network make it possible to be anywhere, anytime. In just 20 minutes, Lisbon and Almada are easily accessible from the motorway, or in 15 minutes via the train and bus network, which extends from Cascais to Setúbal.

SEIXAL

The Future of Innovation in Portugal

Herdade do Meio is inserted in Seixal, a developed municipality with privileged proximity to Lisbon. The constant investment in sustainability and family well-being has attracted more and more couples to the Seixal, being considered, by many, the place of choice to form and live as a family.

In addition to the extensive offer of educational institutions, green areas and public transport, here we also find a calmer and more peaceful environment.



SEIXAL

Environmental and Family Investments



- 47% Co2 emissions
since 2011



+17 Sustainable Initiatives
since 2018

Through investments in infrastructures, urban and natural spaces, and innovative initiatives such as Seixal On and Seixal +, Seixal is the municipality that has made the most efforts to create and implement a more sustainable life for those who live or work here.

This is the Future!



Self-sustainable
villas



Surrounded by
nature



Close to the public
transportation



Bike paths and lanes for
electric vehicles



Villas with an electric
charging system



2 electric scooters
per villa

The Herdade do Meio has a recreational space, which includes 6 padel courts, 1 multipurpose court, 1 gym, 1 cafeteria, 1 playground, and cycle paths that extend throughout the Herdade.

Sustainability & Accessibility are our core values



Bike paths and lanes for electric vehicles



Privileged access to the public transport network

Herdade do Meio presents a concept of sustainable living never seen in Portugal. An environmental-friendly community of 70 smart-villas designed to reflect an environment where families feel in harmony with nature.

ECO-FRIENDLY LIVING

Your new home is a self-sufficient villa with a total area of 250 m², on a plot that varies between 320 m² and 600 m².

With a swimming pool and private garden, your smart villa has an innovative panel system that captures and stores solar energy.

The garage is equipped with a charging system for electric vehicles and 2 electric scooters that promote sustainable movement within Herdade do Meio and the surrounding community.

*A step in the
right direction*

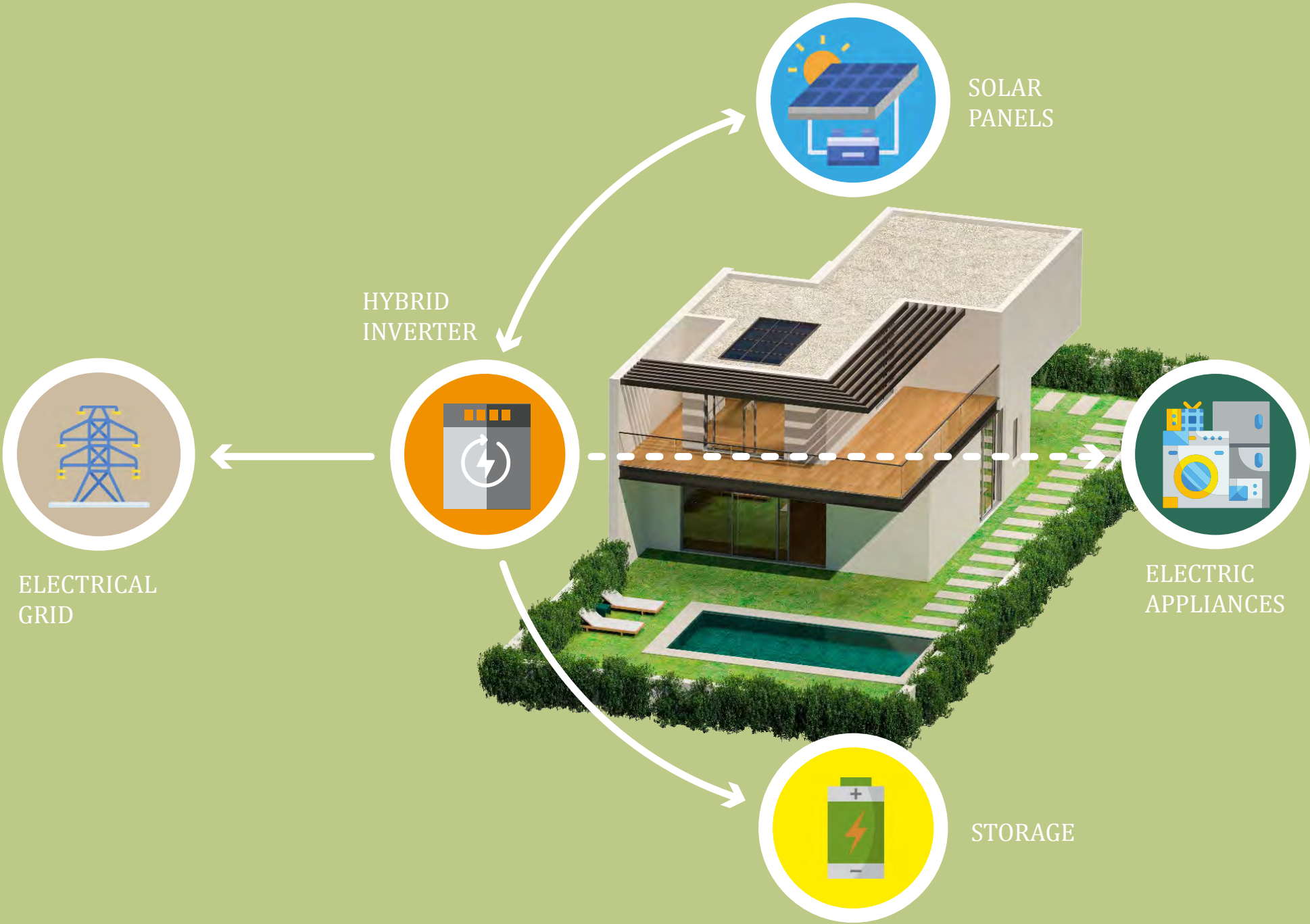




Herdade do Meio's villas are 100% independent of the public energy grid. Its system incorporates 19.2 kW lithium batteries, 5 kW hybrid inverters and 10 solar panels, with 550 watts each, for a total of 5.5 Kw.

A top-of-the-line sustainable engineering solution that fully reduces the home's energy costs, contributing to the preservation and protection of the surrounding environment.

Energetic independence





Living at Herdade do Meio is making the most of tomorrow's technology, today. Through technology, an intelligent, efficient, and safe system, your smart villa adapts to you and your routines even before you wake up.

Here, your life is convenient, more flexible and more comfortable. From heating, ventilation, and remote control of all appliances and accessories, ensures that your smart villa is always comfortable and safe.

Control your home from the devices you use daily, such as your smartphone, smartwatch, and tablet, or simply through voice commands.

Applications compatible with the system:




Lock doors at bedtime
Automate the locking of all the doors in your house.

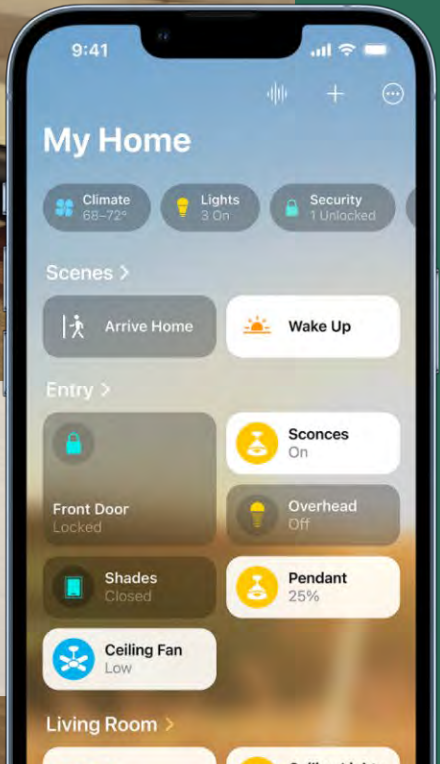

Surveil your home in real time
Get notified when someone is at your door while you're working at your desk.


Turn lights on at sunset
Automate the functioning of the lights according to your routines.


Close your blinds and curtains
Set your blinds to close automatically when leaving your house.


Turn on the heat on your way home
Remotely warm up your house before returning from work.


Prepare your coffee with one touch
Have your coffee ready when returning from your morning exercise



*Choose
Change, Live
Smart*

Spacious and Comfortable Rooms

Herdade do Meio's smart villas are designed to be energy efficient and thermally comfortable. They have thermal coatings and an intelligent temperature system, which constantly adapts the temperature of the different rooms to the ideal temperature. It ensures a comfortable environment and reduces the energy used for heating and thermal maintenance.

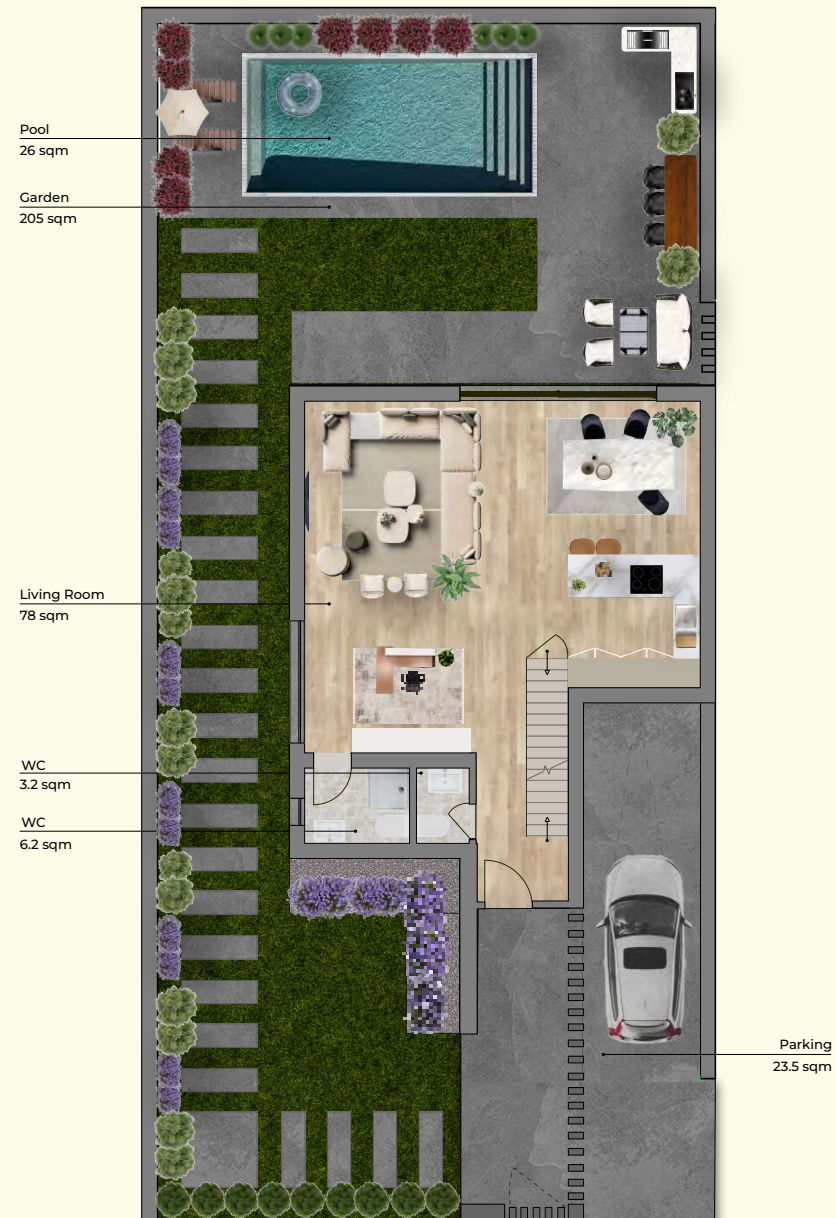


Suites with large windows and balconies

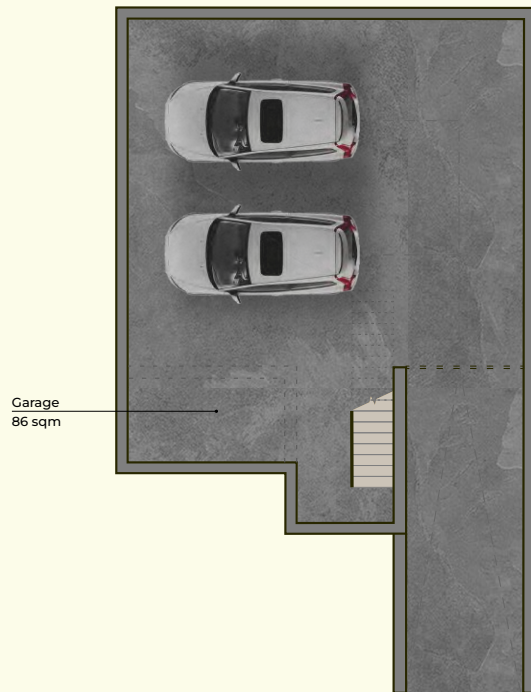
All the rooms of your new villa are sound and thermally coated. Its large windows are connected to a comfortable balcony that unites the elegant interiors with Seixal's inviting climate and natural light.

V3 Villas

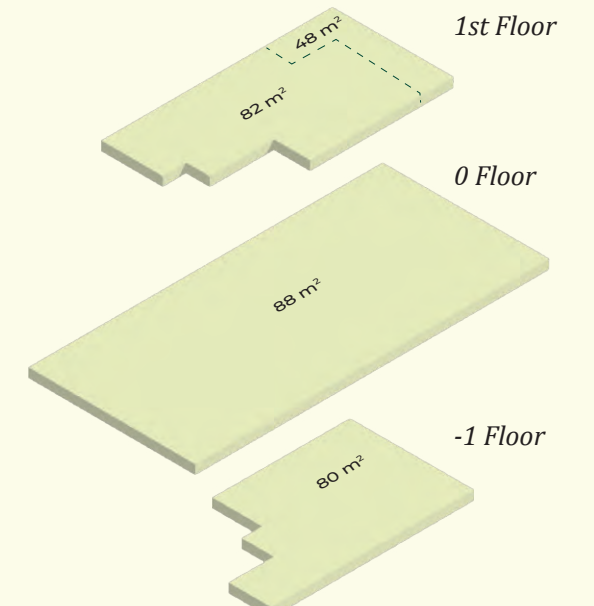
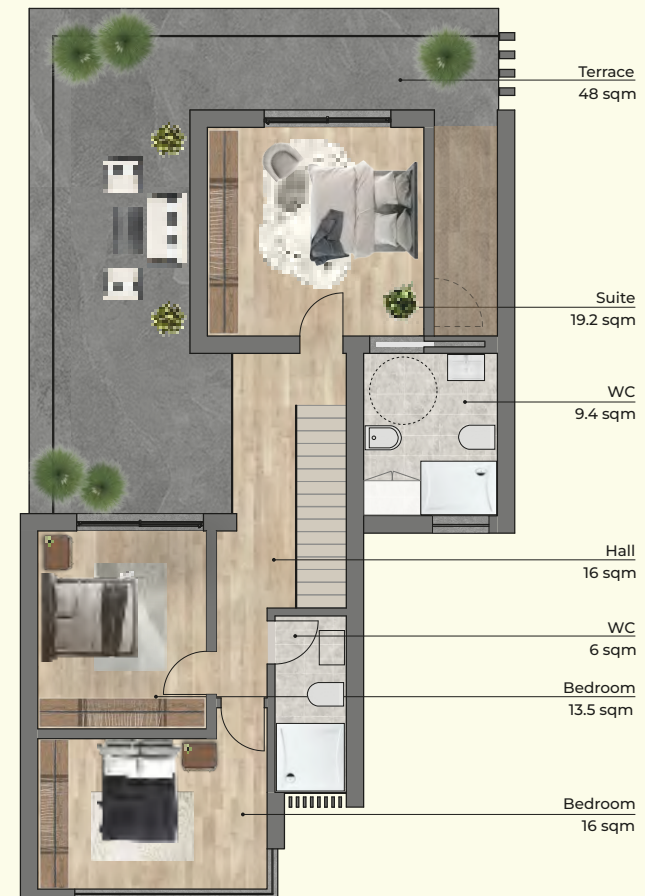
0 Floor



-1 Floor

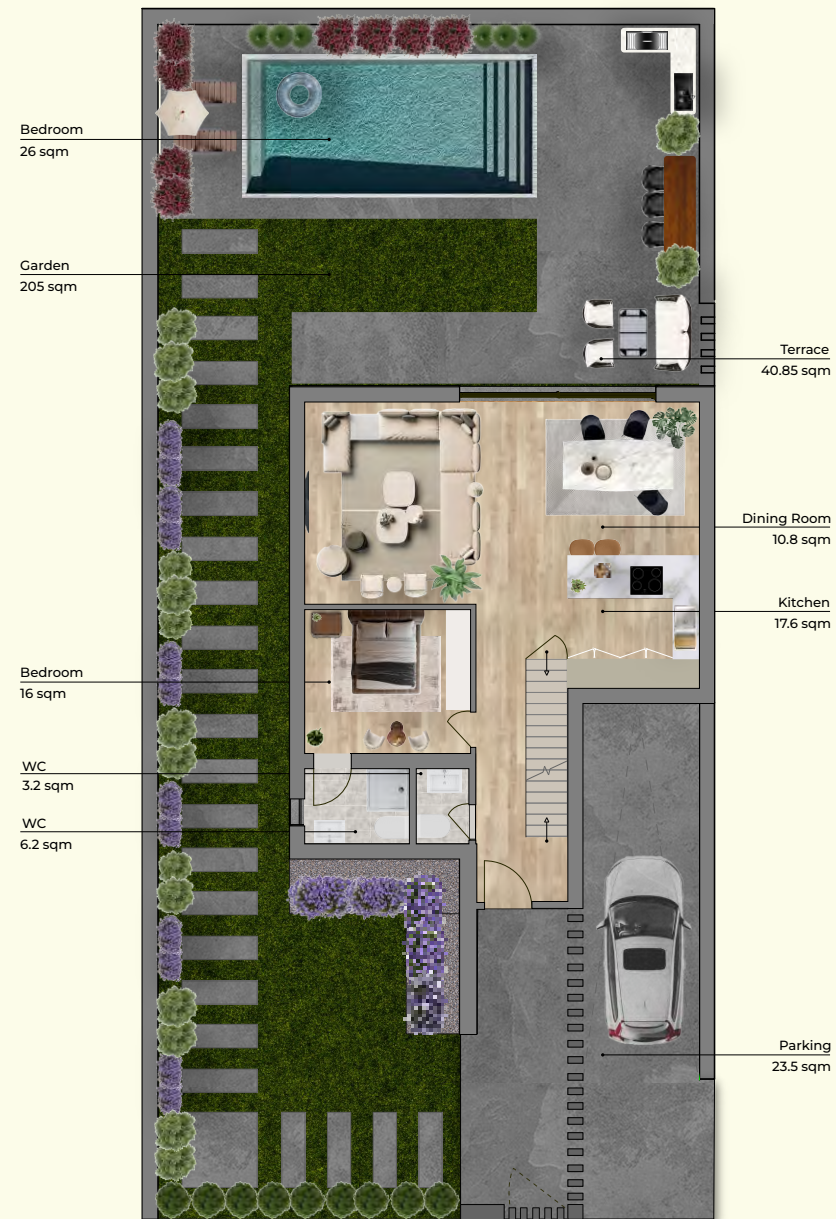


1st Floor

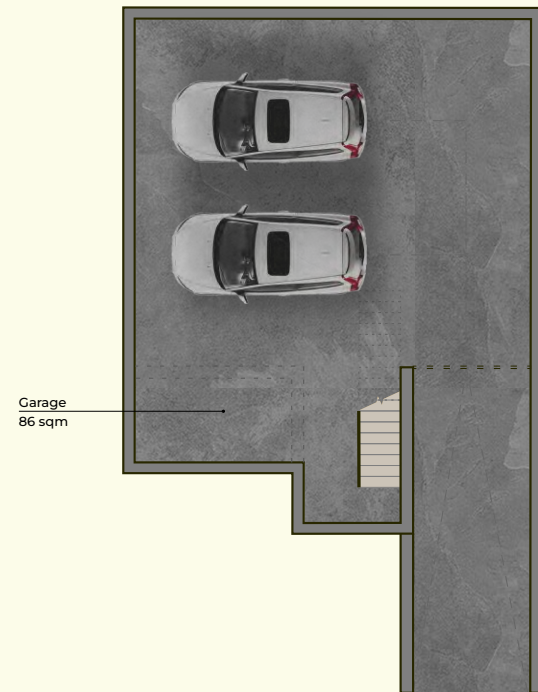


V4 Villas

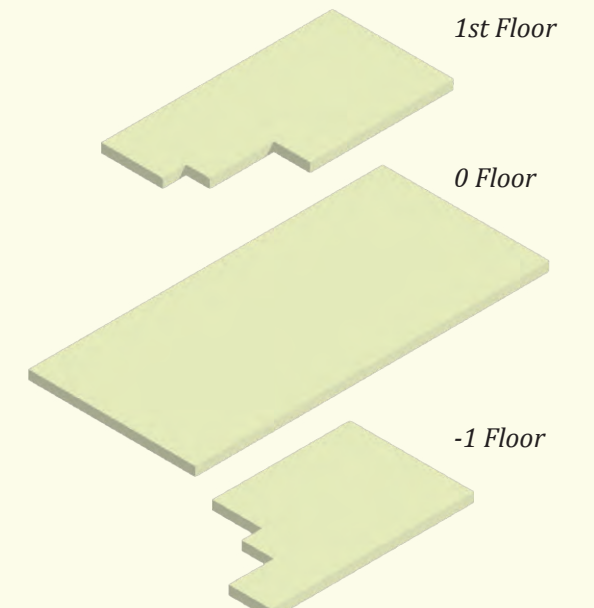
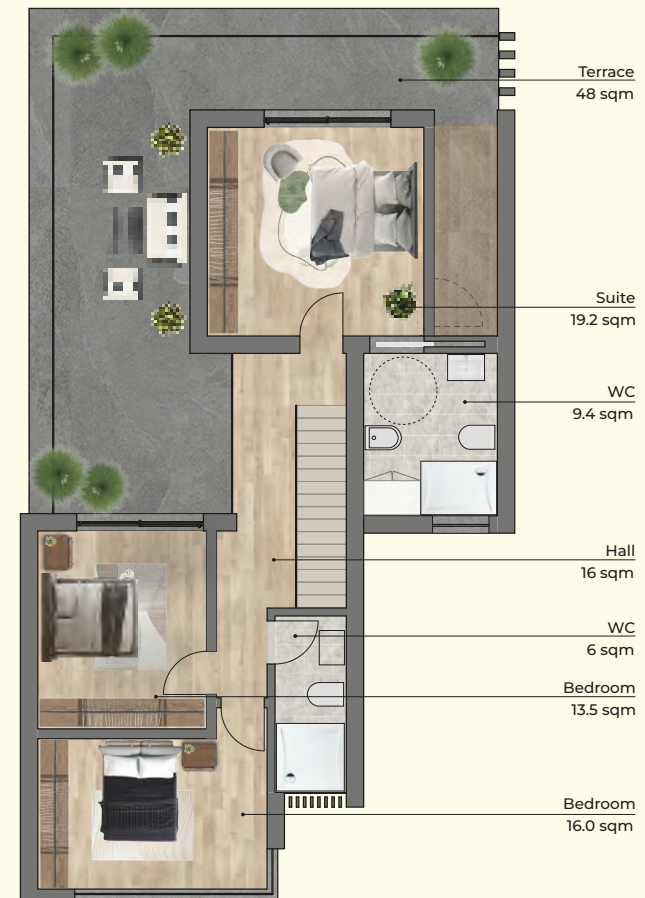
0 Floor



-1 Floor



1st Floor





Lisbon

15 min



Smart-Villas
250sqm / V3 e V4



6 Padel
Courts



Coffee
Shop



Playground



Aroeira Pines
Classic Golf Club



Beach

Costa da Caparica

8 min



Multi
Court



Gym



HERDADE DO MEIO

Your Future!



12 min



Setúbal



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