



House Four-bedroom (5+1)

278 m², Cascais, Lisbon

€ 3 695 000 | CZK 89 936 300





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Total area	278 m²
Plot	937 m²
Garden	826 m²
Floor area	222 m²
Balcony	56 m²
Parking	3 Garage Spaces
Cellar	-
PENB	A
Reference number	111863

A detached modern villa with four bedrooms, a private swimming pool, and a garden was built as part of the Sandwoods project in a privileged and exclusive area, just minutes from the center of Cascais.

The ground floor of this three-story, predominantly southwest-facing residence features a living room of over 50 m² with access to **the terrace** and garden, a fully equipped kitchen, a guest toilet, a laundry room, and an entrance hall. The first floor houses the master bedroom with a walk-in wardrobe and en-suite bathroom, two additional bedrooms sharing a bathroom, and a suite with its own bathroom. All bedrooms have access to a **balcony** that runs around the perimeter of the house. The basement includes a **garage for three cars**, as well as technical and storage areas.

The house is equipped with modern technologies and high-quality materials, ensuring exceptional comfort and energy efficiency (Energy Performance Certificate A). Interiors feature **exotic sucupira wood** flooring. Lighting, shading, and air conditioning can be controlled via a **KNX home automation system**, and energy-efficient LED lighting is installed throughout. Heating and cooling are provided by a Mitsubishi ECODAN heat pump connected to **underfloor heating**. **Hot water is supplied via a solar system with an accumulation tank**. A **mechanical ventilation system with heat recovery ensures** a healthy indoor environment. Sustainable features also include a photovoltaic system and preparation for pool heating via a heat pump.

Cascais is located on the Estoril coast at the mouth of the Tagus River, between the Sintra mountains and the Atlantic Ocean. The **Sandwoods** project is just minutes from the town center, set in a green area with easy access to nature, mountains, and the sea. Sports enthusiasts will appreciate the proximity to several **golf courses** and the coastal cycling path. **Lisbon**, approximately 30 km away, is easily reachable via the A5 motorway.

Floor area: 222 m²

Balcony: 56 m²

Garden: 826 m²

Plot: 937 m²

