



## Cascais e Estoril - Villa



**6** Bedrooms  
**7** Bathrooms  
**659** Area (m<sup>2</sup>)  
**900** Land Area (m<sup>2</sup>)  
 Garage  
 Swimming Pool

**5 500 000 €**  
(EUR €)

### 6-beds contemporary villa, in Birre

Modern villa, located in a quiet area of Birre, Cascais, a short distance from Quinta da Marinha, Guincho or center of Cascais.

With premium finishes, unique design, a panoramic lift, 6 bedrooms, all en suite, this property has a total construction area of 1.115sqm and distributes 659m2 inside over 3 floors:

#### GROUND FLOOR

Living room with two environments and 58sqm

Dining room in open space with the kitchen, summing 43sqm, equipped with top of the range appliances

1 en-suite bedroom

Guests bathroom

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**AMI 17356**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



Elevator access

All divisions have access to outdoor areas

#### FLOOR 1

4 bedrooms, all en suite:

- a. 76sqm master suite, with complete bathroom, closet and office
- b. En-suite bedroom of 46m<sup>2</sup>, with complete bathroom and closet
- c. En-suite bedroom of 44m<sup>2</sup>, with complete bathroom and wardrobe
- d. En-suite bedroom of 38m<sup>2</sup>, with complete bathroom and wardrobe

All rooms with access to terraces and/or balconies

Elevator access

#### FLOOR -1

Room soundproofed for cinema

Bedroom and bathroom

Laundry

Sauna

Closed garage for 3 cars, with charger for electric cars

Technical areas

Storage

Elevator access

Outside, several garden areas, heated "infinity" pool, next to a lounge area with fireplace, terraces and parking.

Large windows, natural light capture and easy access indoors - outdoors, were the main priority while designing the project, as well the focus on comfort and energy efficiency, whose objective will be to achieve an A or A + evaluation.

Taps from Villeroy & Boch or Dornbracht; Sonos speakers; home automation for air conditioning control, underfloor heating, blinds, lighting and entrance doors; thermal and acoustic cutting frames with double glazing, solar panels for water heating, are just some details that transform this home into a unique property.

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## Property Features

- Heating
- Dishwashing machine
- Fitted wardrobes
- Equipped kitchen
- Pool
- Garden
- Garage
- Floors: 3
- Drive way
- Storage / utility room
- Quiet Location
- Solar heating
- Solar orientation: North, South, East, West
- Washing machine
- Air conditioning
- Under floor heating
- Underfloor
- Proximity: Mountain, Beach, Restaurants, Pharmacy, Public Transport
- Terrace
- Built year: 2025
- Laundry
- Basement
- Lift
- Central location
- Energetic certification: A
- Balcony

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