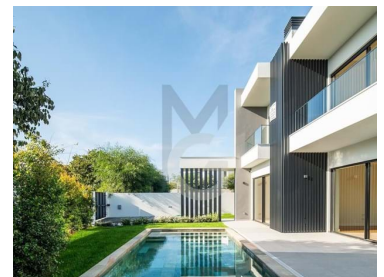




Cascais e Estoril - Villa



5 Bedrooms
7 Bathrooms
455,85 Area (m²)
656,75 Land Area (m²)
 Garage
 Swimming Pool

4 450 000 €
(EUR €)

Brand new 5+1 bedroom villa in Birre, Cascais

Brand new 5+1 bedroom detached house, with a contemporary style, with swimming pool and garden, in Birre, Cascais. In a premium residential location, quiet and surrounded by greenery, also with good access to the A5 towards Lisbon or the A16 towards Sintra. Within a 5 min walk from King's College or a 5 min drive from other international schools or the centre of Cascais and Guincho.

The house is distributed over 3 floors and is divided as follows:

FLOOR 0

Entrance hall - 4.20 m²
 Circulation area - 5.15 m²
 Guest toilet - 3.55 m²

T +351 912373588 ² · E geral@miriamguerreiro.com
AMI 17356

¹ (Call to national fixed network) | ² (Call to national mobile network)



1 Bedroom - 13.55 m²
Living room - 47.45 m²
Dining room - 19.75 m²
Fully equipped kitchen with island - 18.45 m²

FLOOR 1

Master suite - 25.10 m², Closet, Bathroom - 7.25 m²
1 Suite - 18.75 m², Closet, Bathroom - 4.45 m²
Circulation area - 9.90 m²
1 Suite - 18 m², Closet, Bathroom - 4.75 m²
1 Suite - 16.45 m², Bathroom - 4.10 m²

FLOOR -1

Garage for 3/4 cars - 76.90 m²
Technical area - 7.45 m²
Multipurpose Room - 17.90 m²
Full bathroom - 2.45 m²
Laundry - 3.95 m²
Multipurpose room - 24 m²
Multipurpose room - 22.20 m²
(examples of uses for the rooms: gymnasium, cinema room, office, wine cellar, games area)

High-quality finishes include:

- Hydraulic underfloor heating with heat pump, connected to solar panel
- Home automation system with control via smartphone and/or tablet
- Video surveillance system
- Samsung inverter air conditioning, autonomous in each room
- Solar panel for water heating
- photovoltaic panel, with the possibility of adding battery
- Window frames and double glazing with thermal and acoustic cut
- electric shutters
- oak wood flooring
- MIELE household appliances
- garden with automatic irrigation system
- 25m² heated swimming pool,
- Pre-installation of fireplace
- Carefully thought-out landscaping, including Bonsai olive, eugenie and rosemary



Property Features

- Air conditioning
- Equipped kitchen
- Proximity: Mountain, Beach, Shopping, Restaurants, City, Open field, Pharmacy, Public Transport
- Terrace
- Built year: 2025
- Drive way
- Storage / utility room
- Video entry system
- Electric garage gate
- Quiet Location
- Sealed land area
- Solar orientation: North, South, East, West
- Fitted wardrobes
- Pool
- Garden
- Garage
- Floors: 3
- Basement
- Views: Pool view, Urbanization view, Garden view
- Double glazing
- Automatic irrigation
- Solar heating
- Energetic certification: A+
- Balcony

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