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216 m² AREA



3 Car GARAGE



Salt Water POOL



Private GARDEN



4+1 BEDROOMS



5 BATHROOMS



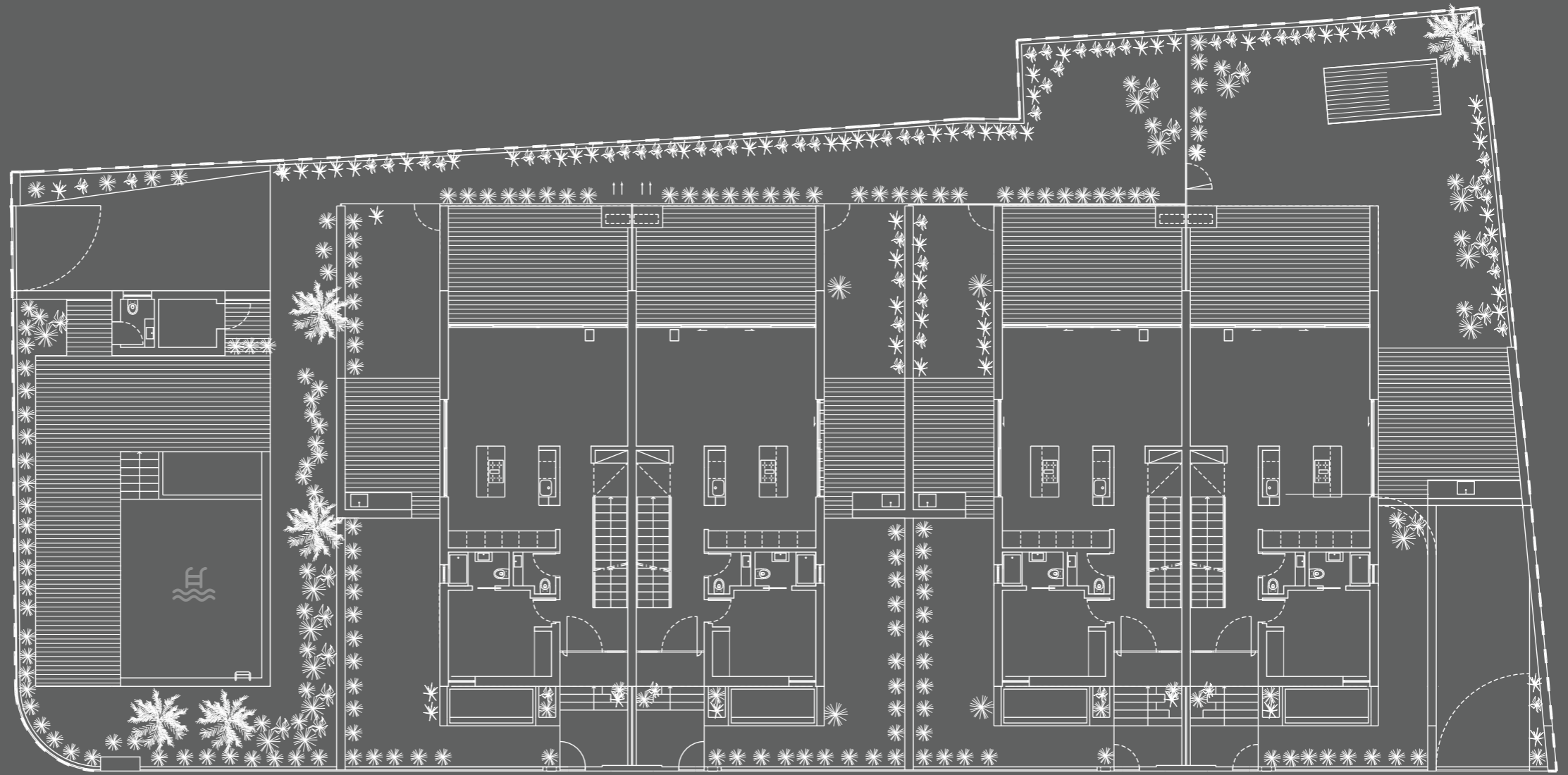
LAUNDRY Room



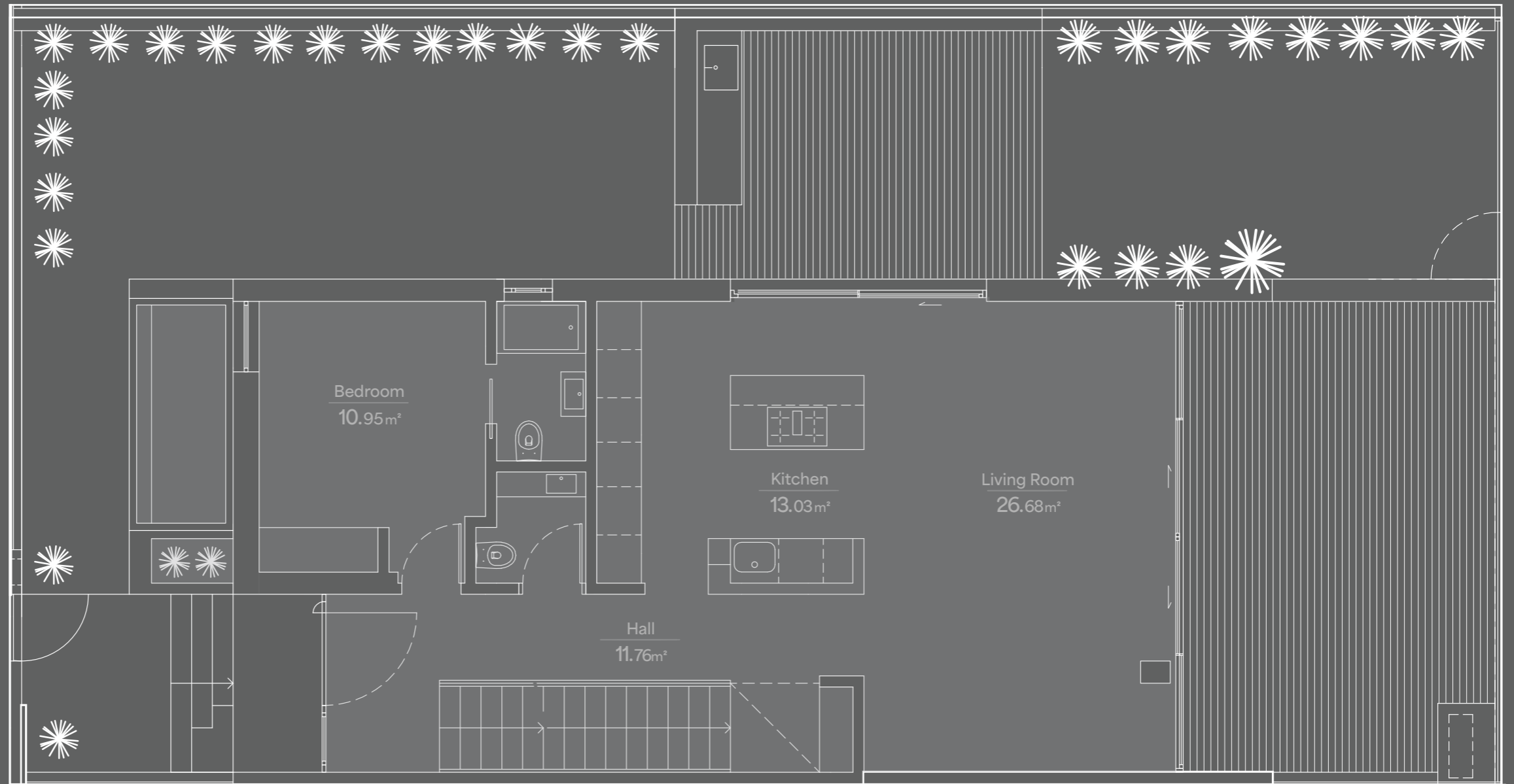
BARBECUE Area



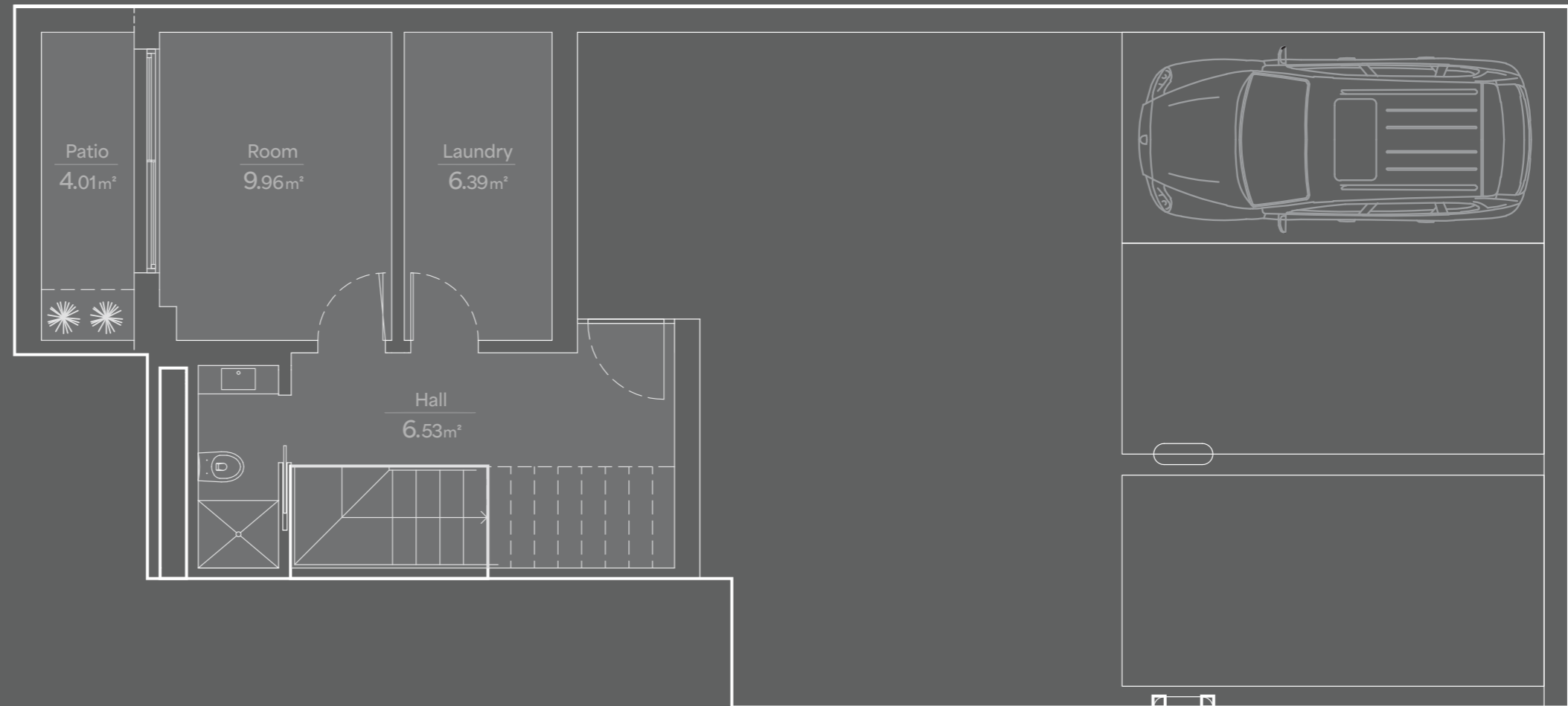

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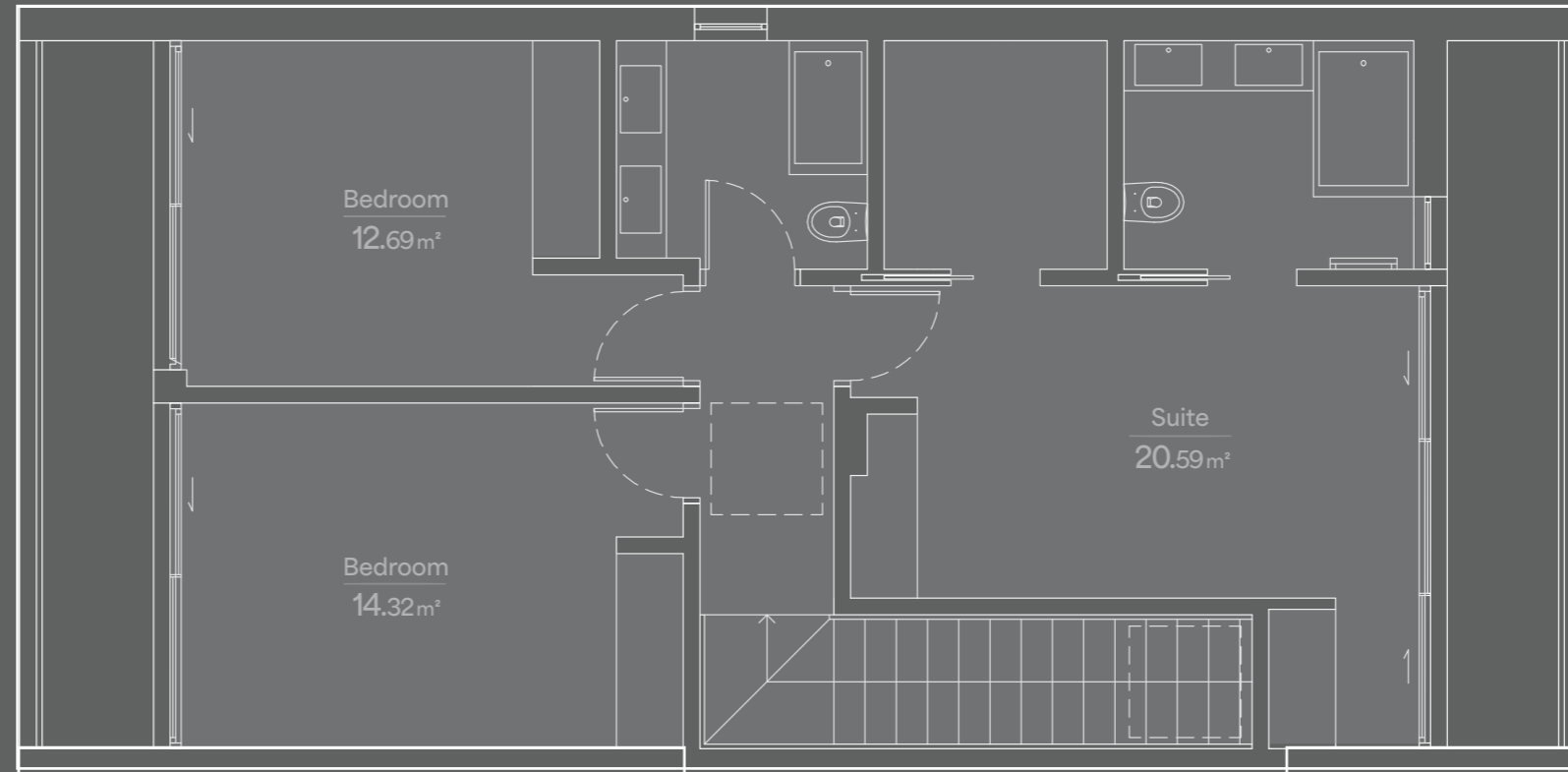


OVERVIEW



VILLA | MAIN FLOOR







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General

- External walls with **ETICS** (External Thermal Insulation Composite System), 8 cm thick
- Minimalistic window frames with thermo-acoustic glass, by **Cortizo**
- Balcony floor coverings by **Porcelanosa**
- Tempered laminated glass railings
- Natural wood decking
- Movable solar shading slats



Hall, Living Room & Bedrooms

- Motorized screen/blackout blinds, by **Luzaflex**
- Austrian 14 mm natural wood flooring, maintenance-free by **Weitzer Parkett**
- Floor-to-ceiling doors and built-in wardrobes, white lacquered finish



Bathrooms

- Ceramic wall and floor tiles by **Porcelanosa**
- Electric towel warmers by **Foursteel**
- Wall-hung sanitary by **Duravit**, faucets and showers by **Tres**



Kitchen & Laundry

- Custom cabinetry with integrated LED lighting, by **Fabri**
- Central island and worktops in a ultracompact surface by **Dekton**
- Premium built-in appliances by **Miele**, **Liebherr**, and **Bora**, including:
Multifunction oven, Microwave, warming drawer, induction cooktop with integrated extractor, built-in refrigerator and freezer, integrated dishwasher & wine cooler
- Fully equipped Laundry Room with **Miele** washer and dryer, utility sink, technical area, and dedicated storage space



Quality & Comfort

- TV, internet and telephone outlets in all rooms, alarms & CCTV camera system
- Central vacuum system
- High-efficiency circulating pump for optimized water savings
- Ducted air conditioning system
- Electric floor heating in all bathrooms
- Solar panels & Photovoltaic modules for renewable energy generation
- Electric vehicle charging station/maximum output of 22 kW
- Outdoor barbecue with dining area & lounge decking area



Common Areas

- Landscaped gardens with accessibility for all
- Borehole system for garden irrigation
- Swimming pool with saltwater electrolysis treatment, Hijau stone finish
- Sun loungers by the pool



Lisbon 20 km

Tires 6 km



Carcavelos 1 km

Guincho 17 km



Oeiras 2 km

Cascais 7 km



Sintra 17 km

Monsanto 16 km



Estoril 4 km

Oitavos 13 km



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