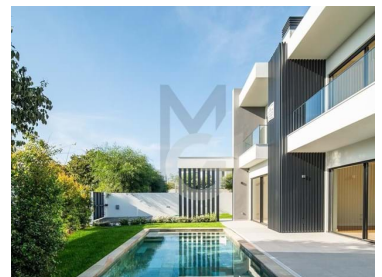




Cascais e Estoril - Villa



5	7	455,85	656,75			4 450 000 €
Bedrooms	Bathrooms	Area (m ²)	Land Area (m ²)	Garage	Swimming Pool	(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

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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

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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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