



# €1,300,000

Ref: JL-91452

2+1 bedroom duplex apartment with 247 sqm of gross area, distributed across four terraces, and garage, in a condominium, located in the heart of Estoril, Cascais. The apartment is sp...

- Central heating
- Garden
- Alarm
- Electric Blinds
- A/C
- Balcony
- Video Intercom
- Fridge
- Lift
- Gym
- Dishwasher

Telephone: +351 213 471 603  
Email: info@portugalhomes.com

Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940

## Property Description

2+1 bedroom duplex apartment with 247 sqm of gross area, distributed across four terraces, and garage, in a condominium, located in the heart of Estoril, Cascais

The apartment is spread over two floors, prioritizing the fluidity between social and private spaces.

The spacious 47 m<sup>2</sup> open-space living and dining room boasts natural light and a direct connection to the modern and functional kitchen, equipped with a Silestone island and top-of-the-line appliances, a 7 m<sup>2</sup> pantry, and a practical laundry room equipped with a Miele washer and dryer.

These spaces have access to three outdoor terraces, including a hybrid indoor/ outdoor area ideal for relaxation or teleworking and a west-facing terrace of over 70 m<sup>2</sup>.

The lower floor features two bedrooms, one of which is an en-suite with access to a private patio, and an additional versatile space of approximately 50 m<sup>2</sup>, ideal for an office, library, games room, or guest room.

The apartment features three full bathrooms, contemporary finishes, and highly durable materials.

It also features inverter air conditioning, underfloor heating, central heating, central vacuuming, electric blinds, 1Gb Wi-Fi, and a Prosegur alarm system.

It includes a two-car enclosed garage and storage room, with an entrance on Avenida de Portugal.

Set within an exclusive condominium with a swimming pool, this apartment combines a privileged location, spacious outdoor areas (4 terraces), and high-quality finishes, just minutes from the sea and all amenities—a rare opportunity to live in comfort and sophistication in the heart of one of the most emblematic areas of Cascais and Estoril.

The condominium, composed of only six units, exudes exclusivity and tranquility, with well-maintained common areas, an elevator, a recently renovated pool, and private garages, providing a safe and unique environment.

The condominium is accessed via Avenida de Portugal (parking entrance) and Rua da Beira Litoral (free parking area).

An absolutely rare and unmissable property, perfect for those seeking a combination of lifestyle, convenience, and exclusivity.

Located in the heart of Estoril guarantees close walking distance to the Tamariz beach 12 minutes, the train station 12 minutes, the iconic Casino Estoril and Palácio Hotel 8 minutes, banks 8 minutes and a wide range of restaurants and driving distance of renowned international schools TESIS 8 minutes 9, King's College and CAISL 10 minutes, A5/A16 access 3 minutes, Cascaishopping 8 minutes, Tennis/Padel Estoril 3 minutes, Golf Estoril 4 minutes, Golf Penha Longa 16 minutes, Golf Oitavos 15 minutes, and downtown Lisbon 30 minutes.

logo

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# Gallery



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## Additional Details

### Property Features

Central heating	A/C	Lift
Garden	Balcony	Gym
Alarm	Video Intercom	Dishwasher
Electric Blinds	Fridge	Washing Machine

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## Site Floorplan

