



€1,590,000

Ref: DL38374

234 sqm

Contemporary 3+1 bedroom villa in Carcavelos with saltwater pool, winter garden and high energy efficiency. Loc...

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

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## Property Description

Contemporary 3+1 bedroom villa in Carcavelos with saltwater pool, winter garden and high energy efficiency.

Located in one of the most prestigious and sought-after residential areas of Carcavelos, this elegant villa is distinguished by its contemporary architecture, superior construction quality and comfort solutions carefully designed for a modern and sophisticated lifestyle.

The location is truly privileged, just a few minutes from St. Julian's School, Nova School of Business & Economics, the beaches of the Cascais line and the main road accesses to Lisbon, providing the perfect balance between tranquillity, convenience and quality of life.

Implanted in a plot of 300 m<sup>2</sup>, carefully designed to maximise privacy and sun exposure, the property stands out for its abundant natural light, generous areas and the harmonious connection between indoor and outdoor spaces.

The social area features an impressive living room with double height, enhanced by an elegant mezzanine that expands the feeling of space and sophistication. The dining area is naturally integrated into this environment, benefiting from a direct connection to the garden and the pool facing South/West.

The kitchen, with dining area, fully equipped with premium built-in appliances, combines contemporary design, functionality and ample storage capacity, and also has direct access to the outside.

On this floor there is also an elegant guest bathroom.

Comprising a master suite with south-facing balcony, walk-in closet and a bathroom with window and natural light. This floor complements two more bedrooms with balcony and wardrobes that share a full bathroom.

For added convenience, there is a laundry bin system with direct connection to the lower floor (laundry)

The -1 floor offers exceptional versatility, integrating a bedroom with access to the outside of the house, a full bathroom and a large laundry room with the potential to install a kitchenette.

This setup allows you to easily create a self-contained flat or studio, ideal for guests, family members, home support or even private workspace.

The landscaped garden harmoniously surrounds the heated, saltwater pool with electric cover, creating various leisure and convivial environments as well as the elegant fully glazed winter garden space, complemented by an integrated pergola. Designed as a natural extension of the social area, this space allows you to enjoy the outdoors all year round, regardless of the season.

The property also has a closed garage for two cars, private outdoor parking for three more cars, storage room and several discreetly integrated technical and storage areas.

### Comfort and Sustainability

Designed to ensure high levels of energy efficiency and thermal comfort, the villa benefits from:

- Underfloor heating with walnut wood finish;
- Six photovoltaic panels;
- Solar thermal panels;
- High energy efficiency technical solutions;
- Excellent insulation and comfort all year round.

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# Gallery



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## Additional Details

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## Site Floorplan

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