



€1,810,000

Ref: JL-99471

Estate with 7,450 sqm of land and approximately 803 sqm of gross construction area, currently designated for services and facilities use, in the Monte Santos area, Sintra. Located i...

- Outdoor Parking

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Property Description

Estate with 7,450 sqm of land and approximately 803 sqm of gross construction area, currently designated for services and facilities use, in the Monte Santos area, Sintra.

Located in one of the region's most emblematic areas, between the slopes of the Sintra mountains and the Atlantic Ocean, just a few minutes from the historic centre of Sintra, Quinta das Ameias is a unique property set in the heart of Sintra's historic landscape, integrated into a quiet area of villas and country estates, where heritage, nature and architecture coexist harmoniously.

The property is spread across different levels on an elevated area of the Ribeira and Várzea de Sintra valley, taking advantage of the natural topography and creating an environment of complete privacy and tranquillity.

The built component comprises six buildings, currently designated for accommodation, services and support facilities, offering strong potential for conversion into a residential project, subject to the rehabilitation and refurbishment of the existing buildings, as well as the reorganisation of the outdoor areas between private and communal spaces, including access roads, parking and circulation areas.

The estate includes a main 4-bedroom villa distributed over two floors, with a gross area of 177 sqm; two single-storey blocks currently used for services and accommodation, with potential for the creation of two 1-bedroom units; a two-storey block with a gross area of 150 sqm, with potential for a 3-bedroom unit; a two-storey block of approximately 280 sqm, with potential for two duplex 3-bedroom units; and a pavilion-style building with the possibility of conversion into a common facilities space.

This versatile configuration, marked by privacy and autonomy, allows the creation of a low-density residential concept associated with bucolic and exclusive surroundings.

The outdoor spaces are among the property's most distinctive features, with extensive wooded park-like areas, large green spaces and a natural setting of great beauty, reinforcing the connection to Sintra's unique landscape and the serene character of the surroundings.

Quinta das Ameias represents an investment opportunity in a distinguished heritage asset, where authenticity, privacy and appreciation potential meet in a truly unique setting.

Located in a picturesque and rural environment, the property is just 5 minutes from Colares, with its cafés, restaurants and local shops, 10 minutes from Praia Grande, Praia das Mações and Cabo da Roca, and close to several public and private schools.

It is also approximately 30 minutes from leading international schools such as the American International School of Lisbon, St.

Julian's School and Nova School of Business and Economics.

The property also benefits from proximity to key services and road access, being 10 minutes from El Corte Inglés Beloura, the Cascai

Shopping, Alegro Sintra, Happen and Bela Vista shopping centres, as well as access to the A16 and A5 motorways, allowing quick connections to Lisbon and the International Airport, approximately 40 minutes away.

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Gallery



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Additional Details

Property Features

Outdoor Parking

Site Floorplan

