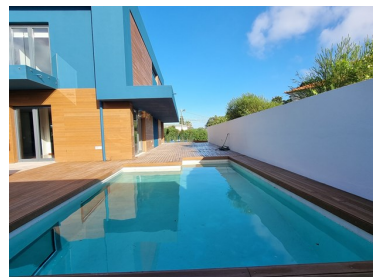




## Cascais e Estoril - Villa



**5**  
Bedrooms
 **6**  
Bathrooms
 **356**  
Area (m<sup>2</sup>)
 **622**  
Land Area (m<sup>2</sup>)
 **Garage**

**2 490 000 €**  
(EUR €)

### 5 bedroom villa with pool and garden - 622m2 plot - Birre / Cascais

5 bedroom villa with pool and garden - 622m2 plot - Birre / Cascais

Spacious and recently renovated 5+1 bedroom villa with unique architecture, located on Rua de Birre in Cascais.

With a gross construction area of 356 m<sup>2</sup>, located on a plot of 622 m<sup>2</sup>, this villa is divided into 3 floors and has the particularity of having a super large basement, fully renovated and used, measuring approximately 328 m<sup>2</sup>.

The building's footprint is 149 m<sup>2</sup>, enabling the use of generous outdoor spaces with a total area of 473 m<sup>2</sup>.

The sun exposure is excellent and the house was completely renovated at the end of 2023.



**Pedro Tinoco**

+351 914 847 652 <sup>2</sup>  
pedro.tinoco@housesearchers.pt

T +351 914 847 652 <sup>2</sup> · E [portugal@housesearchers.pt](mailto:portugal@housesearchers.pt)

**Cascais**  
**AMI 22535**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



The materials were carefully chosen and provide excellent habitability and comfort.

It has excellent balconies; deck; outdoor lounge; pool; movie theater; multipurpose room with independent kitchen; garage for 3 vehicles; large wine cellar; service room suite in the basement; desk.

It also has a fully equipped kitchen; air conditioning; thermal windows; automatic blinds; fully equipped cinema room; heated pool; video intercom; automatic gate; armored door; large fireplace; priming pump for heating and hot water; Solar panels; Dog washing machine; and a very comfortable garden with several areas.

The kitchen, fully equipped, is a spectacular and spacious space with high-end equipment and storage, and direct entrance to the Dining Room.

The living room has a high ceiling area, an imposing fireplace and superb natural light.

The outdoor area is divided into several spaces, swimming pool, lounge, deck, lawn area and entrance patio.

Basement: (328m<sup>2</sup>)

Hall; Movie theater; multipurpose room with independent kitchen with natural light; Service Room-Suite; generous wine cellar; and Garage.

Ground floor: (149m<sup>2</sup>)

Entrance hall; office/bedroom with toilet; generous living room; Dining room; Kitchen; Social WC and direct access to Deck, Pool and Garden.

Upper floor: (149m<sup>2</sup>)

Generous hall of rooms; Master Suite-Bedroom with closet, complete bathroom with underfloor heating and balcony; Suite Room with full bathroom; Suite room with full bathroom and balcony.

Summary:

3 Suite Rooms; 1 Office/Bedroom-Suite; 1 Service Room-Suite; 2 Rooms; 1 Kitchen with pantry; 3 Hall; 1 Cinema Room; 6 WCs; 1 multipurpose room with kitchen; 1 Wine cellar; 2 Storage rooms; 1 Machine room; 1 Garage; 1 Swimming Pool; deck; Garden; Lounge; Courtyard.

Parking capacity: 3 vehicles in the garage + 2 vehicles in the courtyard.

The location is excellent with all the necessary road access, and quick access to the A5 motorway, the center of Cascais or the beaches of Guincho.

Energy Certification: "B"

Use License: 19 of October 31, 2006, C. M. de Cascais



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## Property Features

- Terrace
- Built year: 2023
- Laundry
- Wine cellar
- Storage / utility room
- Video entry system
- Double glazing
- Electric garage gate
- Pantry
- Central music system
- Parking space
- Closed fireplace
- Domotics
- Energetic certification: B
- Mains water
- Renovation year: 2023
- Garage
- Floors: 3
- Drive way
- Basement
- Views: Pool view, Garden view
- Security alarm
- Electric shutters
- Automatic irrigation
- Water Cistern
- Central location
- Solar heating
- Sealed land area
- Security door
- Solar orientation: South, East, West
- Balcony



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