



T3+1 Duplex | Sands in Estoril



Informazioni sull'Agente

Nome:	António Pereira
Nome della ditta:	ITHLUX
Nazione:	Portugal
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	Portuguese
Sito web:	

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 804,270.14

Posizione

Nazione:	Portugal
Stato / Regione / Provincia:	Lisbon
Città:	Cascais
Pubblicato:	16/09/2025

Descrizione:

We present this fantastic T3+1 Duplex located in Areias in Estoril, inserted in the 1st and last floor of a small family building built in 2006.

On the main floor we find a large and bright living room with two balconies, a fully equipped kitchen with dedicated laundry area, a full bathroom and three bedrooms, one of which is en suite, all with a balcony and built-in wardrobes.

The apartment was enhanced with the use of an attic, transforming it into an independent and versatile space, ideal as an additional bedroom or office. This floor also has a bathroom with shower, several storage areas and direct access to a private terrace, from where you can enjoy a beautiful view over Estoril and a glimpse of the sea.

The property also has a 70m2 garage with capacity for 4 cars, a rare asset in the area.

Privileged location: Located in a quiet and familiar residential area, this property benefits from excellent proximity to everything you need on a daily basis:

* Only 5 minutes from the beaches of Estoril and Cascais



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- * Close to reference schools, supermarkets, pharmacies and local shops
 - * Quick access to the A5 (Lisbon Cascais) and the Marginal Road
 - * Close to Estoril Train Station and several bus stops
 - * A few minutes from Casino Estoril, Estoril Garden and Cascais center

An apartment that combines space, comfort, luminosity and a strategic location, perfect for families looking for quality of life in the heart of Estoril.

Living Room - 25.95m²
Balcony back room - 5.30m²
Balcony side room - 5.35m²
Kitchen - 9.95m²
Laundry - 6.20m²
WC - 3.95m²
Hall - 7.80m²
Suite Room - 12.10m²
WC Suite - 4.86m²
Balcony suite - 2,70m²
Bedroom - 11,75m²
Bedroom - 10.60m²
Balcony common to both bedrooms - 7.92m²
Box garage - 70.10m²

Attic (bedroom, storage and bathroom)

Terrace - REF: ITH3795

Comune

Camere da letto:	4
Bagni:	3

Lease terms

Date Available:

Informazioni aggiuntive

Virtual tour URL: <https://virtualhome360.pt/app/viewer/t4areias>

Contact information

IMLIX ID: ITH3795



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<https://www.imlix.com/it/>

