



## T3+1 Duplex | Sands in Estoril



### Agent Info

Naam: António Pereira  
Bedrijfsnaam: ITHLUX  
Mistlampen: Portugal  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Telefoon:  
Languages: Portuguese  
Website:

### Advertentie details

Vastgoed voor: Koop  
Prijs: USD 804,270.14

### Locatie

Aanbevolen Auto Onderdelen: Portugal  
Staat/Regio/Pronvincie: Lisbon  
Plaats: Cascais  
Geplaatst: 16-09-2025  
Omschrijving:

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
- \* 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 - 25.95m<sup>2</sup>  
Balcony back room - 5.30m<sup>2</sup>  
Balcony side room - 5.35m<sup>2</sup>  
Kitchen - 9.95m<sup>2</sup>  
Laundry - 6.20m<sup>2</sup>  
WC - 3.95m<sup>2</sup>  
Hall - 7.80m<sup>2</sup>  
Suite Room - 12.10m<sup>2</sup>  
WC Suite - 4.86m<sup>2</sup>  
Balcony suite - 2.70m<sup>2</sup>  
Bedroom - 11.75m<sup>2</sup>  
Bedroom - 10.60m<sup>2</sup>  
Balcony common to both bedrooms - 7.92m<sup>2</sup>  
Box garage - 70.10m<sup>2</sup>

Attic (bedroom, storage and bathroom)  
Terrace - REF: ITH3795

## **Algemeen**

Slaapkamers: 4  
Badkamers: 3

## **Lease terms**

Date Available:

## **Additionele informatie**

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

## **Contact information**

IMLIX ID: ITH3795

