



## T3+1 Duplex | Sands in Estoril



### Agent Info

Name: António Pereira  
Company: ITHLUX  
Name:  
Country: Portugal  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Phone:  
Languages: Portuguese  
Website:

### Listing details

Property for: Sale  
Price: USD 804,270.14

### Location

Country: Portugal  
State/Region/Province: Lisbon  
City: Cascais  
Posted: Sep 16, 2025

### Description:

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



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- \* 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

### Common

Bedrooms:	4
Bathrooms:	3

### Lease terms

Date Available:

### Additional information

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

### Contact information

IMLIX ID: ITH3795

