

# House | T7 | For Sale | Birre, Cascais

Lisboa - Cascais

€ 5.375.000



## About

Unique and exclusive villa in one of the most iconic and charming areas of the country, Cascais, with contemporary architecture, combining modern design with elegant elements, designed to be lived in with the greatest comfort and privacy.

Located in Birre, a very quiet residential area, known for its high quality homes, with a privileged setting, 5 minutes from the center of Cascais, where there are many and varied social, cultural and sporting activities, as well as a diversity of shops and services. Less than 10 minutes away are several golf courses, tennis and paddle clubs, gyms, horse riding, beaches, surfing, water sports, international and national schools, a hospital, clinics and health centers. Estoril Casino is 5km away. Quick access to the highway, with Lisbon 20 minutes away via highway or 30 by train, 40 minutes from Lisbon International Airport and 15 minutes from Cascais Airport for private aircraft.

The house is set in a large plot of 2,326m<sup>2</sup>, perfectly integrated into the garden with very interesting landscaping that creates a private and pleasant environment and integrated with green barriers minimizing outside noise.

The façade and interior are visually stunning, creating a luxurious and sophisticated atmosphere. The first floor is the main living area, consisting of a large living and dining room that opens directly onto a large terrace and swimming pool, a kitchen that opens onto the living room and is fully equipped with top quality appliances, 5 suites with dressing rooms, one of which is a master suite and the other a suite with direct access to the pool, an office with IS and a social IS.

On the lower floor, which is ideal for socializing with family and friends, there is a large living room with a large glazed door leading to an outdoor terrace, giving the room great light, a bar with a glazed wall overlooking the pool, a cinema room, a place for an excellent wine cellar and an IS. Also on this floor is a suite, a laundry room with a clothesline, a technical and home automation room, and a garage for two or three cars with electric charging. Outside there is also a pergola for parking more vehicles.

We would like to highlight the technical and sustainable features of this property, which is equipped with solar panels with a 500-liter cylinder assisted by a heat pump, individually managed air conditioning, thermal and acoustic insulation, electric oscillating window frames, among other top quality materials.

Modernity, comfort, exclusivity, privacy!

## Features

**bedrooms** - 7  
**Bathrooms** - 9  
**Useful area** - 524m<sup>2</sup>  
**Typology** - T7  
**bedrooms** - 7  
**Bathrooms** - 9  
**Building area** - 577 m<sup>2</sup>  
**Useful area** - 524 m<sup>2</sup>  
**Lot size** - 2326 m<sup>2</sup>  
**Type** - Residential  
**Type** - Apartment  
**state** - Used

## Energy efficiency



Energy Rating is an index of thermal performance of a building, indicating the levels of heating and cooling in winter and summer buildings that achieve energy rating A or B are more comfortable to live in and have lower energy bills.