



## Sintra (santa Maria e São Miguel, São Martinho e São Pedro de Penaferrim) - Villa



 **4**  
Bedrooms

 **4**  
Bathrooms

 **341**  
Area (m<sup>2</sup>)

 **506,91**  
Land Area (m<sup>2</sup>)

 **Garage**

 **Swimming Pool**

**5 000 € / Month**  
(EUR €)

### Luxurious 4 + 1 Bedroom Villa of Modern Architecture in Quinta da Azenha, Sintra

We present this impressive luxury villa in the exclusive Quinta da Azenha, a condominium of villas in a serene and family area with a children's playground, just 5 minutes from the prestigious Quinta da Beloura, in Sintra.

#### DISTRIBUTION OF SPACES:

##### Ground floor:

Upon entering, you are greeted by an elegant hall leading to the living room and kitchen and the staircase that gives access to the basement. The modern and fully equipped kitchen is integrated



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**Alameda da Fonte Velha, 43 - Lote EA 14 - C1 1º Dto. - Quinta da Beloura**  
**AMI 15258**

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



with the living and dining rooms, where the fireplace provides a cosy atmosphere. Large windows fill the space with natural light and connect the interior to the outside. Still on this floor, there is also a functional office and a guest bathroom.

**First floor:**

On the upper floor, a spacious suite with a walk-in closet offers comfort and privacy. There's also a bathroom to support the other two bedrooms. A striking architectural detail is the view of the lower floor through an elegant glazed area.

**Basement:**

The basement is a versatile space, including a garage for two cars, a leisure area that can be used as a gym or extra bedroom, a bathroom with shower, laundry and a storage area.

**Outdoor Zone:**

The exterior is beautiful, with an inviting seating area, barbecue, a well-kept garden and a swimming pool for moments of leisure and relaxation.

**ADDITIONAL FEATURES:**

This villa has electric shutters, air conditioning, a central vacuum, new solar panels and an alarm system, ensuring comfort and safety.

**LOCATION:**

The privileged location of this property offers easy access to the best infrastructures in the region. Just 5 minutes from Quinta da Beloura, you are close to renowned international schools, such as Carlucci American International School of Lisbon and TASIS Portugal, as well as major shopping centres such as Cascais Shopping and Forum Sintra.

**Proximity and Access:**

Located between Sintra and Cascais, Quinta da Azenha offers excellent accessibility to major roads and beaches.

It is 5 minutes from the IC19, 10 minutes from the historic centre of Sintra and with easy access to the A5 and A16, quickly connecting to Lisbon, North or South. Oeiras International School is about 20 minutes away.

Don't miss the opportunity to live in an environment that combines luxury, modernity and tranquillity. Schedule your visit!

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## Property Features

- Heating
- Dishwashing machine
- Fitted wardrobes
- Pool
- Terrace
- Built year: 2016
- Private condominium
- Basement
- Views: Pool view, Garden view
- Electric shutters
- Automatic irrigation
- Closed fireplace
- Barbecue
- Balcony
- Washing machine
- Air conditioning
- Equipped kitchen
- Garden
- Garage
- Floors: 3
- Laundry
- Storage / utility room
- Double glazing
- Electric garage gate
- Quiet Location
- Irrigation System
- Energetic certification: B-



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