



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



5	5	559,1	1309			<b>2 375 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

### Luxury 5 Bedroom Villa in Quinta da Beloura: The Perfect Home for Your Family

This luxury villa, located in one of the most valued streets of Quinta da Beloura, is the perfect reflection of sophistication, comfort and functionality.

Built on a plot of 1,309 m<sup>2</sup> and with a gross construction area of 559 m<sup>2</sup>, the property stands out for its quality and excellent finishes.

Upon entering, the spacious hall of 28 m<sup>2</sup> welcomes you, leading to a large living room with double fireplace, providing an atmosphere of elegance and warmth. On this floor, you will also find a suite and an office. The 29 m<sup>2</sup> kitchen has space for meals and is fully equipped with top appliances. It



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



has a pantry and laundry. Going outside, you will find an outdoor terrace with barbeque and oven that invites you to dine al fresco and have direct contact with the beautiful garden and swimming pool that you can enjoy all day thanks to the excellent sun exposure.

On the first floor, the three suites offer all the comfort and privacy. All of them have a closet and the master suite with 40 m2 stands out for its large areas, the luxurious bathroom with noble stones and the magnificent closet with window and access to a spacious balcony.

Going down to the basement, you will find a cosy space with a bar and social area, ideal for leisure time with family and friends and offering direct access to the garage, with a capacity for five cars. Outside, the additional covered space ensures extra parking and access to the technical area provides total convenience.

## EQUIPMENT

The villa is equipped with a lift, which provides access to the property's three floors. It also has electric shutters, central vacuum, air conditioning and 7 photovoltaic solar panels, ensuring maximum energy efficiency. All bathrooms have heated towel rails.

## LOCATION

Its location in Quinta da Beloura places it in the heart of one of the most exclusive and sought-after areas, surrounded by tranquillity, nature and a safe and sophisticated environment.

Living at Quinta da Beloura is a privilege. The area offers access to a high-level infrastructure, with 24-hour security and prestigious international schools, golf courses, shopping centres and all the amenities you would expect from an excellent location.

Here you will find a wide range of services: from the supermarket right on your doorstep, schools with a nursery and even a gym, medical clinic, pharmacy, hairdresser, restaurants and cafes. All are designed to provide maximum convenience, many with home delivery services.

In addition, nearby areas include the renowned national and international schools Carlucci American International School of Lisbon, TASIS Portugal, Butterflies and Colégio da Beloura, as well as major shopping malls such as Cascais Shopping and Forum Sintra.

It is the perfect place for those looking for a different lifestyle, in an exclusive environment and surrounded by greenery, ideal for families who want a quiet and comfortable getaway, with easy access to Lisbon and the rest of the region.

Located between Sintra and Cascais, Quinta da Beloura enjoys a privileged location, with easy access to the main roads such as the IC19, A5 and A16, allowing quick travel to Lisbon, North or South. Just 30 minutes from Lisbon Airport and 5 minutes from the historic centre of Sintra, this is the ideal choice for those looking to live between the countryside, the city and the sea.

## COME AND VISIT!

Schedule your visit and see the excellence of this villa.

This property is truly unique, with a quality of construction and finishes that you need to see.

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Don't miss the opportunity to discover what it means to live in the exclusivity of Quinta da Beloura. Contact us for more information and come and see for yourself.

## Property Features

- Heating
- Dishwashing machine
- Fitted wardrobes
- Equipped kitchen
- Pool
- Garden
- Garage
- Floors: 3
- Wine cellar
- Storage / utility room
- Video entry system
- Double glazing
- Electric garage gate
- Quiet Location
- Barbecue
- Security door
- Solar orientation: North, South, East, West
- Washing machine
- Air conditioning
- Central vacuum system
- Walk-in wardrobe
- Proximity: Mountain, Golf course, Shopping, Restaurants, Hospital, Pharmacy, Public Transport, Schools, Playground
- Terrace
- Built year: 2009
- Laundry
- Basement
- Views: Golf views, Mountain views, Pool view, Garden view
- Lift
- Electric shutters
- Automatic irrigation
- Closed fireplace
- Sealed land area
- Energetic certification: B
- Balcony

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