COLDWELL BANKER

Ovídio Rodrigues
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Ref
CB07-0071
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3 bedroom apartment | Views | Estoril
Cascais, Lisboa

3 Bedroom(s)
2 Bathroom(s)
178 sqm Gross Area
0 sqm Plot Area
D CLASSE ENERGÉTICA

749 000 €

CB07-0071
AMI

Features

- Fireplace
- Central vacuum system
- Equipped kitchen
- Ambient music
- Double garage
- Garage
- Closed fireplace
- WC for visitors
- High Security Door
- Interior garden
- Energetic certification: D
- Solar orientation: South, East, West
- Storage / utility room
- Views: Sea View, Garden view
- Video entry system
- Lift
- Double glazing
- Pantry
- Garage: Yes
- Solar Orientation: Nacescent/South/West
- Lift: Yes

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Rare Opportunity in the Heart of Estoril – 3-Bedroom Top-Floor Apartment with Sea Views, Double Box Garage, and Exceptional Location

At Nº. 537, Rua do Viveiro, in the heart of Estoril, lies a rare opportunity for those seeking a home that combines a premium location, breathtaking views, and an atmosphere of comfort and privacy.

This 3-bedroom apartment occupies the top floor of a traditional building, recognised as one of the most distinguished in the area, within a private condominium valued for its high-quality construction and tranquil setting. Although it does not feature balconies, a detail appreciated by many, the apartment more than compensates with generous natural light, an intelligent layout, and unique views over the sea and green spaces, creating a sense of space and well-being that is hard to match.

The kitchen faces east, welcoming the soft morning light and creating the perfect start to the day. The living room, with windows facing east and south, remains filled with natural light until mid-afternoon, offering a truly spacious and inviting atmosphere. One bedroom faces fully south, ensuring continuous sunlight, while the other two face southwest and west, capturing the warm glow of the afternoon. This triple-aspect exposure ensures a naturally bright and thermally balanced environment year-round.

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The current layout includes three bedrooms, two bathrooms, and separate kitchen and living areas. However, there is real potential to connect the kitchen and living room, creating a more modern, open-plan, and functional space ideal for those who value flow and social interaction. With minimal work, the property could even be transformed into three suites plus an additional bathroom, significantly enhancing both comfort and value to suit a contemporary lifestyle.

This apartment also offers a secure, enclosed double box garage with space for two cars side by side, an increasingly rare feature in the area, along with an independent storage room, essential for maintaining day-to-day organisation. The open views over the sea and surrounding greenery reinforce a sense of tranquillity and elevation, creating a true urban retreat where comfort and nature exist in perfect harmony.

The location is without doubt one of the property's greatest assets. Just a few minutes' walk from Estoril train station, it provides direct connections to both Lisbon and Cascais. It is also close to the Casino Estoril, Salesianos school, Estoril Praia stadium, and a wide range of traditional and modern amenities including supermarkets, pharmacies, schools, cafés, and services. Within a short stroll are both Tamariz Beach and Poça Beach, as well as the iconic Estoril oceanfront promenade, completing the ideal lifestyle between the sea and the city.

This is one of those properties that brings together all the right elements in one place: a strategic location, exceptional sun exposure, stunning views, privacy, a double box garage, storage, and above all strong potential for appreciation. A unique opportunity for those looking to live or invest wisely in the most distinguished area of Cascais.