António Ribeiro

Tel: 928152812

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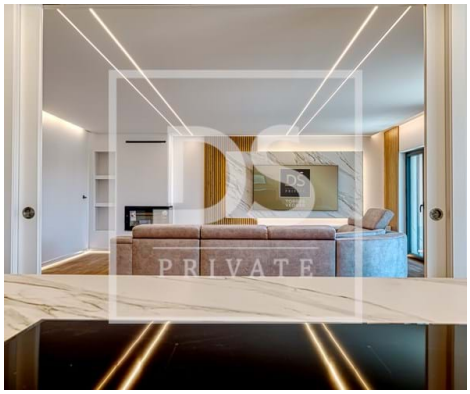
Preço: 2 800 000 €



4	6	✖	0 sqm	0 sqm	✔	2024

Ref. DSPTVEDRASAR5 | Mafra

Exclusive Luxury 3+1 Bedroom Villa with Sea View in the Heart of Ericeira

Exclusive Luxury 3+1 Bedroom Villa with Sea View in the Heart of Ericeira

We present a new and exclusive 3+1 bedroom villa, located in the heart of the charming village of Ericeira, just a 5-minute walk from the stunning local beaches and 2 minutes from the highway access. This property stands out for its luxury finishes and contemporary design, with over 400 sqm of gross built area and an A+ energy rating, offering a unique and sophisticated living experience.

The villa is distributed over 3 floors, all accessible by a modern elevator, ensuring maximum convenience and comfort. The spacious and bright living room offers a stunning sea view, creating the perfect setting for relaxation and social gatherings. The large glass windows allow abundant natural light to flood the interiors, further enhancing the living spaces.

• Basement: The basement of this villa is a spacious and functional area, with a garage that comfortably accommodates at least 5 vehicles, accessible through three independent external gates. Additionally, there is a full bathroom and direct access to the elevator, which serves all floors of the house, providing convenience and practicality.

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• Ground Floor: On the ground floor, we find a large living room, with 43 sqm, which stands out for its sophisticated LED lighting, both direct and indirect, and a fireplace, creating a cozy and elegant atmosphere. The large windows with double thermal glass and electric thermal blinds allow abundant natural light while maintaining thermal comfort. The kitchen, with 24.6 sqm, is a modern and functional space, with wide access to the living room and a central island equipped with high-end Bosch appliances and a Samsung American-style refrigerator. A full-service bathroom, equipped with top-quality sanitary ware and mirrors with defoggers, complements this floor. The suite on the ground floor, with 17.9 sqm, is a tranquil and elegant space, ideal for guests or family members.

• First Floor: On the first floor, the villa offers an impressive Master Suite, with 31.42 sqm, which includes a large walk-in closet and stunning sea views, creating a luxurious private retreat. Additionally, there is a second suite, with 22 sqm, also equipped with a walk-in closet and offering panoramic ocean views. A third suite, with 16.2 sqm, provides additional comfort. A 13.5 sqm office completes this floor, providing a functional space for work or study, with plenty of natural light.

This villa offers easy access to all essential services, including shops, restaurants, and public transportation. The proximity to the beaches, combined with the luxury and comfort of the villa, makes this a unique opportunity for those seeking an exclusive lifestyle in Ericeira. With a unique combination of contemporary design, luxury finishes, and a prime location with sea views, this villa is the ideal choice for those seeking an exclusive lifestyle in Ericeira. Don’t miss this unique opportunity to acquire an exceptional property. Ericeira is a picturesque coastal village located in the municipality of Mafra, Portugal, about 35 km northwest of Lisbon. Recognized as one of the best beaches for surfing in Europe, Ericeira has been a World Surfing Reserve since 2011, the only one in Europe and one of the few in the world. Its waves are internationally famous, attracting surfers from all over the globe. In addition to surfing, Ericeira retains the charm of a typical Portuguese village, with narrow streets, white houses with blue details, and a relaxed atmosphere that enchants both locals and visitors. The village's historic center is filled with small cafes, restaurants, and shops offering local products, crafts, and gastronomic delights, such as fresh fish and seafood, which are a hallmark of the region. The proximity to Lisbon makes Ericeira a popular destination for both weekend getaways and longer vacations, especially during the summer. The village offers the perfect combination of tranquility, stunning natural landscapes, and a rich cultural and social life. Besides its beaches, Ericeira is surrounded by hills and rural areas that provide opportunities for hiking and exploring nature. For those looking for a residence or real estate investment, Ericeira is highly valued for its quality of life, mild climate, and proximity to the capital. It is an ideal choice for those who wish to live close to the sea, in an environment that blends the traditional with the modern, without giving up the amenities of contemporary life.

Schedule your visit!

This information, although accurate, does not exempt the consultation of documentation with the real estate agency Lic. AMI nº 21634.

With DS PRIVATE Torres Vedras, you will be assured of being accompanied by a team of dedicated and experienced professionals, providing:

Close and 100% available support throughout the process;
Market analysis tailored to your needs and requirements using extensive experience and knowledge in the real estate market;
Assistance and negotiation consultancy, as well as in the drafting of the Promissory Purchase and Sale Agreement (CPCV) and the Deed.

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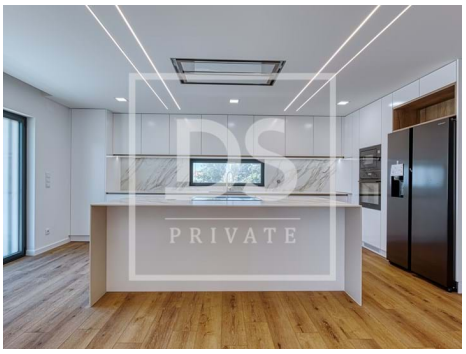
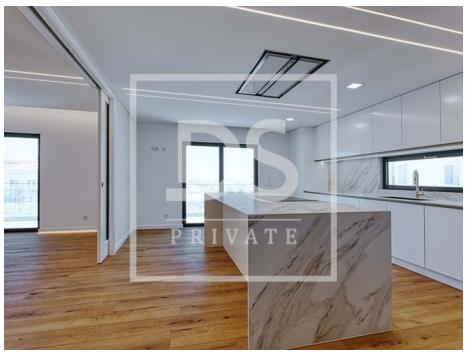
Help in finding the best financing solution for your case through our Credit Intermediation service. We are tied credit intermediaries, registered with the Bank of Portugal under nº 7165. If you are looking for a personalized service with support from an experienced team throughout the process, we are undoubtedly the ideal agency for you.
We look forward to meeting you!

General features

- Fireplace
- Kitchen: Hob, Oven, Microwave, Dishwasher, Washing machine, Exhaust
- Heat pump
- Lighting scenarios
- Thermal blinds
- Wall-hung sanitaryware
- Thermal insulation
- Electric Sensors
- Central vacuum system
- Walk-in wardrobe
- PVC frames
- Blinds
- Heating management
- Acoustic insulation
- Controlled lights
- Light Variation

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- Tilt and turn windows
- Proximity: Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground, Airport, Beach, Shopping, Restaurants, City
- Dependent Gross Area: 153,86
- Floors: 3
- Drive way
- Views: Sea views, City view
- Security alarm
- Double glazing
- Electric garage gate
- Main drainage
- Quiet Location
- Extractor Fan
- Thermal acoustic window frames
- Security door
- Solar orientation: North, South
- Balcony
- Renovation year: 2024
- Garage
- Central Heating: Gas
- Gross Private Area: 266,14
- Built year: 2024
- Laundry
- Storage / utility room
- Video entry system
- Lift
- Electric shutters
- Electric gates
- Walking distance to beach
- Central location
- Solar heating
- Domotics
- Energetic certification: A+
- Mains water
- Gas: Main grid
- Terrace