João Ferreira

Tel: 966364554

Email: joaoferreira@dsprivate.com

Preço: 498 750 €

3	2	✖	130 sqm	0 sqm	✔

Ref. DSPTVEDRASJF9 | Sintra

Modern Single-Family T3 Ground Floor House Under Construction

Modern Single-Family T3 Ground Floor House Under Construction

Dear client, come and discover this contemporary T3 house under construction, located in the village of Rebanque, a very peaceful area yet close to all the amenities and services of Montelavar - Pêro Pinheiro.

The house is situated on a plot of 590m2, with a building area of 144.90m2, and is part of a residential development with only houses, surrounded by green areas.

This property has been designed and is being built to high standards of quality and comfort to provide you and your family with a quality of life above the average.

The architectural project, as well as the exterior space, which is generous, is perfectly integrated into the area, featuring a large garden and garage area.

It is worth mentioning that the property is approximately 15 minutes from the Magoito and S. Julião beaches, and about 20 minutes from Ericeira.

AMI:

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The house comprises:

Entrance hall: 8.30m2
Living and dining room: 26.10m2
Semi-equipped kitchen with access to the exterior and countryside view
Pantry: 2.85m2
Laundry room: 4.25m2
Exclusive circulation area leading to the bedrooms: 5.70m2
Bathroom with shower: 4.25m2
Bedroom with wardrobe: 12.50m2
Bedroom with wardrobe: 13.85m2
Master suite with wardrobe: 19.40m2
Equipment:

Pre-installation for air conditioning
Windows with double glazing and oscillating tilt and turn with thermal and acoustic break in aluminum or PVC
Security door in gray aluminum or PVC
Kitchen equipped with extractor fan, induction hob, oven, and water heater
Thermal insulation
Video intercom
Electric and thermal blinds
Solar panels for water heating with a 300-liter tank
Kitchen countertops and window/door sills made of polished granite
False ceilings with built-in LED lights
Electric car charging box
Location and Surroundings:

The location of the house is about 15 minutes from the historic center of Sintra, about 15 minutes from the prestigious local beaches, around 25 minutes from Lisbon and the airport, and approximately 20 minutes from Cascais and Ericeira. It is also 20 minutes from the main private schools, such as the American International School of Lisbon and the first TASIS unit in Portugal (The American School of Switzerland).

There is local commerce, cafes, restaurants, and markets nearby, as well as large commercial retail spaces.

Estimated completion date: August 2025

Schedule your visit!

This information, although accurate, does not replace consulting the documentation with the real estate agency Lic. AMI No. 21634.

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

Close, 100% available support throughout the entire process
Tailored market analysis according to your needs and requirements, using vast experience and knowledge in the real estate market

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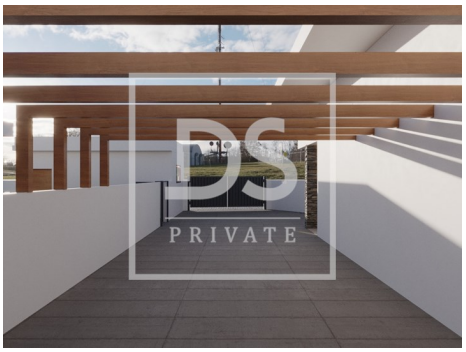
Support and consulting in negotiations, as well as in the preparation of the Promissory Purchase and Sale Agreement (CPCV) and Deed
Assistance in finding the best financing solution for your case through our Credit Intermediation service. We are registered credit intermediaries with the Bank of Portugal under No. 7165.
If you're looking for personalized service with guidance from an experienced team throughout the entire process, we are undoubtedly the ideal agency for you.

We look forward to meeting you!



General features

- Thermoaccumulator
- Kitchen: Hob, Oven, Exhaust, Water heater
- Thermal blinds
- Thermal insulation
- Aluminum Shutters
- Drive way
- Solar panels pre installation
- Aluminum frames
- Acoustic insulation
- Shower tray
- Tilt and turn windows
- Storage / utility room

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- Views: Countryside views
- Double glazing
- Pantry
- Energetic certification: A+
- Garage
- Video entry system
- Electric shutters
- Extractor Fan
- Solar orientation: East, West
- Parking places number: 1