João Ferreira

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Preço: 740 000 €

4	3	✖	219,33 sqm	489,7 sqm	✔	2023

Ref. DSPTVEDRASJF10 | Mafra

Modern Architecture T4 House in Igreja Nova - Mafra with Pool and Garage

Modern Architecture T4 House in Igreja Nova - Mafra with Pool and Garage
Quality of Life Between the Mountain and the Sea
This house, still under construction, was designed to offer the new family a true quality of life and relaxation.

Built from scratch with high standards of quality and well-being, with spacious outdoor areas perfect for socializing or simply enjoying moments of serenity and rest.
With large indoor spaces, high-quality finishes, and a modern and elegant design, this property offers all the comfort and grandeur that you and your family desire.

The private pool invites you to relax on hot summer days and enjoy unforgettable moments with your family, as well as barbecue meals, while taking in the refreshing panoramic views, blending the countryside with the proximity to the beaches of Ericeira.

As you begin your visit to the house, you will be greeted by a spacious 12.30m² hallway, providing an elegant and inviting entrance. Following this, there is a practical 2.00m² closet for visitors, ideal for discreet storage. You'll also find a generous 14.20m² office/bedroom and a 4.10m² guest bathroom, which

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complement this floor elegantly. The generous 31.90m² living room offers a bright, spacious environment perfect for socializing.
The 20.00m² equipped kitchen features a modern, functional design, and adjacent to the kitchen is an 8.65m² laundry/pantry area, providing functionality for daily tasks.

We also highlight the large 36.65m² terrace on this floor, where you can enjoy outdoor meals and relax in total privacy, overlooking the pool.

Outdoor Space:
This magnificent project also features a private 18.00m² pool, adding a touch of luxury and leisure to your lifestyle.

Heading up to the first floor, you will find the private bedrooms.

A 9.50m² circulation area.
A 17.50m² bedroom with access to a charming 5.60m² balcony, perfect for enjoying the countryside and pool views while relaxing.
The master suite, with 13.85m², has a private 4.35m² balcony, creating a tranquil and intimate retreat, and a 4.60m² bathroom with two closets of 9.50m² and 5.10m², offering ample space for organizing your clothes and accessories.
Another 15.50m² bedroom has access to a 5.20m² balcony with a pool view.
All the bedrooms have built-in wardrobes.

The house also includes a functional underground floor, where a spacious 58.30m² garage offers ample space for parking, ensuring the security of your vehicles.
In addition to the garage, there is a 13.60m² storage area, ideal for storing seasonal items and household equipment.
A 5.65m² hallway and a 3.70m² circulation area complete this floor, providing convenient access to all areas.

This residential project has been carefully designed to offer you the utmost comfort and modernity.

Equipped with air conditioning, solar panels for energy efficiency, thermal and acoustic insulation for your well-being, electric shutters, a fully equipped kitchen for your culinary needs, video intercom for additional security, tilt-and-turn windows with double glazing for insulation, automated gates for convenience, and aluminum thermal break frames for durability.

Additionally, the entrance door is finished to ensure both security and elegance.

Location:
This house is located in a peaceful and convenient area, offering easy access to services, shops, schools, and the charming local beaches. It is more than just a house under construction; it is the promise of a modern, comfortable, and luxurious lifestyle.

Will you let this opportunity slip away? It doesn’t seem like it. We’re waiting for you.

Come and visit this brand-new house with a plot of 489.70m² and a gross construction area of 243.70m², with contemporary architecture and excellent finishes, with DS Private.

You will also be able to enjoy the beaches of the picturesque village of Ericeira, where the Atlantic waves

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embrace the golden sand and the sea is the perfect summer companion, offering numerous opportunities to swim, surf, or simply relax by the sea whenever you wish.

Completion of the Work: Estimated for August 2025:
Schedule your visit!

This information, while accurate, does not exempt you from consulting the documentation with the real estate agency. Lic. AMI No. 21634.

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

Close and 100% available support throughout the entire process.
Market analysis tailored to your needs and requirements, using vast experience and knowledge of the real estate market.
Assistance and consultancy in the negotiation, as well as in the preparation of the Promise of Purchase and Sale Agreement (CPCV) and Deed of Sale.
Help in finding the best financing solution for your case, through our Credit Intermediation service. We are registered credit intermediaries at the Bank of Portugal under No. 7165.
If you're looking for a personalized service with expert guidance throughout the entire process, we are the ideal agency for you.
We look forward to meeting you!

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General features

- Air conditioning
- Kitchen: Water boiler
- Blinds
- Thermal insulation
- Built year: 2023
- Storage / utility room
- Video entry system
- Pantry
- Balcony
- Garage
- Heating
- Aluminum frames
- Acoustic insulation
- Shower tray
- Basement
- Views: Sea views, Countryside views
- Electric shutters
- Energetic certification: A+
- Terrace