João Ferreira

Tel: 966364554

Email: joaoferreira@dsprivate.com

Preço: 770 000 €

4	3	✔	219,33 sqm	0 sqm	✔	2022

Ref. DSPTVEDRASJF11 | Mafra

Modern 4-Bedroom House in Igreja Nova - Mafra with Pool and Garage

Modern 4-Bedroom House in Igreja Nova - Mafra with Pool and Garage
Quality of Life Between the Mountains and the Sea
This house, still under construction, was designed to provide the new family with true quality of life and relaxation, on a 631.30m² plot.
Built from scratch with high standards of quality and well-being, its expansive outdoor areas are perfect for socializing or simply enjoying a moment of serenity and rest.
With spacious interiors, high-quality finishes, and a modern, elegant design, this property offers all the comfort and grandeur that you and your family desire.

The private pool invites you to relax on warm summer days and enjoy unforgettable moments and meals with the family, accompanied by a refreshing panoramic view, blending the countryside and the proximity of the Ericeira beaches.

Upon starting your visit to the house, you will be welcomed by a spacious 12.30m² hall, providing an elegant and inviting entrance. Following this, there is a practical 2.00m² closet for guests, ideal for discreet storage. You will also find a generous 14.20m² office/bedroom and a 4.10m² social WC, which complement

João Ferreira

Tel: 966364554

Email: joaoferreira@dsprivate.com

this floor with elegance. The generous 34.00m² living room offers a spacious and bright environment for socializing, with access to the terrace and pool.
The 20.00m² equipped kitchen, with access to the terrace and pool, offers a modern and functional design. Adjacent to the kitchen, there is a 8.65m² laundry/pantry, providing functionality for daily tasks.

We also highlight on this floor the large 37.50m² terrace, where you can enjoy outdoor meals and relax in total privacy, with a view of the pool.

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

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

A circulation area of 9.50m².
A 17.50m² bedroom with access to a charming 5.60m² balcony, perfect for enjoying the view of the countryside and pool while relaxing.
The suite, with 13.85m², has a private balcony of 4.35m², creating a peaceful and intimate retreat, with a 4.60m² bathroom and two closets of 9.50m² and 5.10m², offering ample space to organize your clothes and accessories.
Another 16.90m² bedroom with access to a 5.60m² balcony, with a pool view.
All bedrooms come with built-in wardrobes.

The house also includes a functional basement floor, where a spacious 58.30m² garage provides 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 hall 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 maximum in 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, a video intercom for added security, oscillating windows with double glazing for insulation, automated gates for convenience, and thermal-cut aluminum frames for durability.

Furthermore, the front door is finished to ensure both security and elegance.

Location:
This house is located in a tranquil and convenient area, providing easy access to services, shops, schools, and the charming beaches of the region. 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? Doesn't seem like it. We are waiting for you.

Come and discover this brand-new home with a total construction area of 243.70m², contemporary architecture, and top-quality finishes with DS Private.

You will also be able to enjoy the beaches of the picturesque village of Ericeira, where the Atlantic waves embrace the golden sand and the sea becomes a perfect summer companion, offering various

João Ferreira

Tel: 966364554
Email: joaoferreira@dsprivate.com

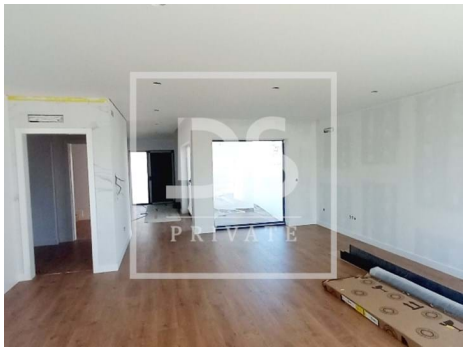
opportunities to dive, surf, or simply relax by the sea whenever you wish.

Project Completion: Expected for August 2025:
Schedule your visit!

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

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

Close and 100% available support throughout the process.
A market analysis tailored to your needs and requirements, using extensive experience and knowledge in the real estate market.
Support and negotiation consulting, as well as assistance in the signing of the Promissory Purchase and Sale Agreement (CPCV) and Deed of Sale.
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 are looking for a personalized service with support from an experienced team throughout the entire process, we are undoubtedly the ideal agency for you.
We look forward to meeting you!



João Ferreira

Tel: 966364554

Email: joaoferreira@dsprivate.com

General features

- Air conditioning
- Heating
- Solar panels pre installation
- Thermoaccumulator
- Thermal insulation
- Tilt and turn windows
- Soccer field
- Basement
- Video entry system
- Pantry
- Energetic certification: A+
- Terrace
- Fitted wardrobes
- Walk-in wardrobe
- Kitchen: Hob, Oven, Microwave, Washing machine, Exhaust
- Blinds
- Shower tray
- Pool
- Built year: 2022
- Views: Sea views, Countryside views
- Electric shutters
- Thermal acoustic window frames
- Balcony
- Garage