João Ferreira

Tel: 966364554

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Preço: 640 000 €

4	3	✖	140,82 sqm	0 sqm	✖	

Ref. DSPTVEDRASJF12 | Mafra

Contemporary Architecture House with Parking

Contemporary Architecture House with Parking
Come and discover this T4 house with contemporary architecture, currently under construction, featuring 2 parking spaces. It is located in the village of Rebanque, Sintra, very close to Montelavar - Pêro Pinheiro and Mafra, and near the beaches of Magoito, S. Julião, and Ericeira.
The house is set on a 355m2 plot with a construction area of 191.49m2, surrounded by green areas and located in a development of new houses. It has been designed to offer a high standard of comfort and functionality, ensuring an excellent quality of life for the family.

The architectural design, as well as the outdoor space, is pleasant and perfectly integrated into the very peaceful area.

Features of the house and its composition:
Ground Floor:

Entrance porch: 10.40m2

AMI:

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Equipped kitchen: 14.00m2

Pantry: 1.70m2

Open-plan living room with plenty of natural light: 37.70m2

Circulation area: 2.90m2

Bathroom with shower tray: 4.25m2

Bedroom 1 with wardrobe: 12.00m2, with access to the east-facing balcony

Bedroom 2 with wardrobe: 16.10m2, with access to the east-facing balcony

Suite with wardrobe: 22.45m2, bathroom: 6.10m2, with access to the east-facing balcony

Balcony: 12.00m2, east-facing

Lower Floor, facing east and at ground level:
This layout and its rear entrance allow the future owner, if desired, to rent out this floor due to its individual residential composition or use it for another purpose.

Porch at the entrance: 61.73m2, where residents could use it as a garage

Kitchen, laundry, and storage area: 26.30m2

Bathroom with shower tray: 4.35m2

Suite with wardrobe: 14.30m2, closet: 14.95m2

Living room: 18.05m2

Access to the upper floor via stairs

Exterior:
The front yard is partially landscaped, and at the back, there is space that can be customized by the new owners, as well as space for 3 vehicles.

Equipment:

Electric car charging installation

Pre-installation for air conditioning

Solar panels with 300 L tank

Double-glazed PVC windows

Oscillobattens windows with thermal and acoustic insulation

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Video intercom

Fully equipped kitchen

Security door in PVC

Location and Surrounding Area:
Its location allows for quick and easy access to localities and major roadways. It is 5 minutes from Pêro Pinheiro, 15 minutes from the historic center of Sintra, about 15 minutes from the prestigious local beaches, 30 minutes from Lisbon and the Airport, 20 minutes from Cascais and Ericeira, and 20 minutes from the American International School of Lisbon and the first TASIS unit in Portugal (The American School of Switzerland).
There are local shops, cafes, restaurants, and markets nearby, as well as large shopping centers.

Schedule your visit!
Although this information is accurate, it 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 dedicated and experienced team, providing:

Close and 100% available support throughout the process

Tailored market analysis based on your needs and requirements, using extensive experience and knowledge in the real estate market

Negotiation support and consultancy, including in drafting the Promissory Contract of Sale (CPCV) and Deed

Assistance in finding the best financing solution for your case through our Credit Mediation service. We are registered credit intermediaries with the Bank of Portugal under No. 7165.
If you are looking for 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!

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General features

- Fitted wardrobes
- Kitchen: Hob, Oven, Microwave, Dishwasher, Exhaust
- Thermal blinds
- Thermal insulation
- Tilt and turn windows
- Basement
- Views: Countryside views
- Pantry
- Quiet Location
- Extractor Fan
- Security door
- Energetic certification: A
- Walk-in wardrobe
- PVC frames
- Acoustic insulation
- Shower tray
- Proximity: Mountain, Beach, Shopping, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground, Restaurants, City, Open field
- Storage / utility room
- Electric gates
- Septic tank
- Parking space
- Thermal acoustic window frames
- Uninterrupted views
- Solar orientation: East, West