

THE PRIVATE OFFICE
REAL ESTATE

THE PENTHOUSE ESTORIL PRIME



This is one of finest apartments and penthouses available in all of Portugal today; it is without doubt this exceptional property has been designed and built to the highest possible standards.

The quality, design, specification and location are all absolutely incredible and we incredibly proud to be offering this best in class property to the market.


FOUNDER AND CEO



379 ESTORIL PRIME

Prime Residence
Estoril Prime

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A one of a kind 4-bedroom duplex penthouse apartment in the Portuguese Riviera.

Located in the exclusive Estoril Prime, a development of just four apartments, this property offers a blend of elegance and comfort in one of Portugal's prime locations.

As you step into this expansive south facing penthouse, you are immediately greeted by natural light streaming through the floor-to-ceiling sliding doors. With just over 4,000 sq ft, the property features underfloor heating and a cooling ceiling technology throughout, four ensuite bedrooms, each with its own private balcony.



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On this floor is also where you find an elegant kitchen, fully equipped with top-of-the-line Miele appliances, a spacious open plan dining and living area, perfect for gatherings with family and friends. From here, step out onto another private balcony that overlooks the iconic Estoril Casino, one of the local landmarks.



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Upstairs, the penthouse transforms into an entertainer's dream. A vast 1,937 sq ft terrace showcases a private swimming pool where you can soak up the year-round Portuguese sun and enjoy al fresco evenings with greenery and sea views. A secondary kitchen is ideal for outdoor dining, while an additional living room provides a cozy space for a TV/Family room.



On lower ground the penthouse also has access to a private garage for ample cars and a storage room with natural light.





Location

Between Lisbon and Cascais, Estoril is a luxurious and picturesque town located on the Portuguese Riviera, just a short drive west of Lisbon. Known for its beautiful coastline, historic charm, and glamorous lifestyle, Estoril has been a favourite destination for decades.

Estoril is renowned for its grand hotels, elegant villas, world top golf courses and the famous Estoril Casino, which is one of the largest and oldest casinos in Europe.

Distances

Tamariz Beach 550m
Estoril Golf 1.7km
Quinta da Marinha Golf Course 7.3km
Oitavos Dunes Golf Course 7.8 km
Guincho Beach 12.1 km
Lisbon International Airport 28.5 km

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379 RUA MELO E SOUSA, ESTORIL

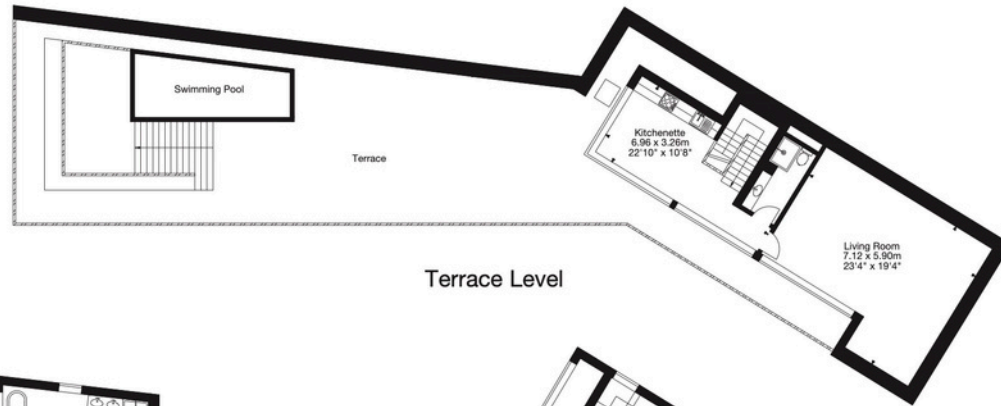
Gross Internal Area (Approx.)

Main House = 301 sq m / 3,239 sq ft

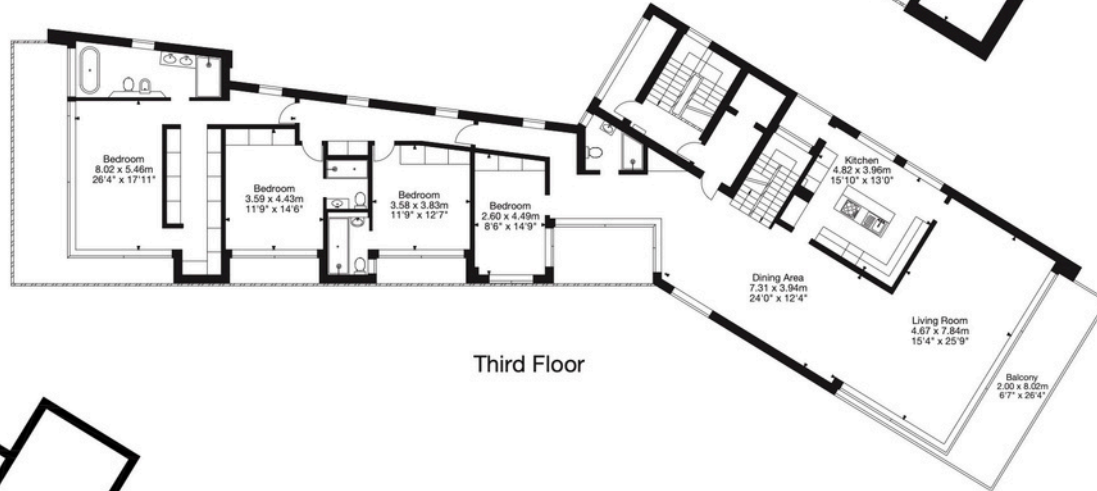
Garage = 57 sq m / 613 sq ft

Store Room = 28 sq m / 301 sq ft

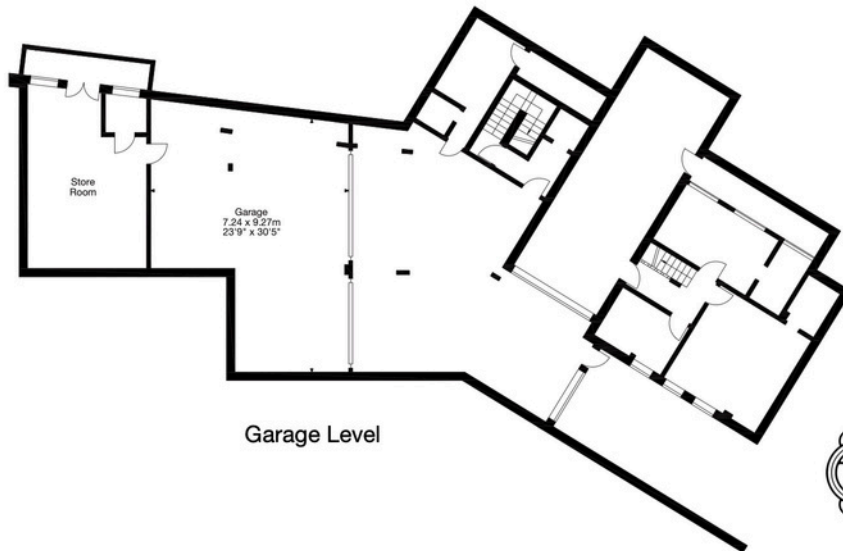
Total Area = 386 sq m / 4,153 sq ft



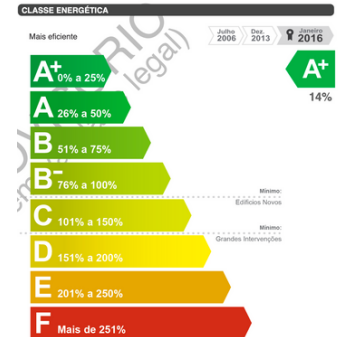
Terrace Level



Third Floor



Garage Level



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GUIDE PRICE €6,500,000

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FIXTURES AND FITTINGS All fixtures, fittings and furnishings i.e. curtains, light fittings and garden statuary etc. are expressly excluded from the sale, but some items may be made available by separate negotiations.

TENURE Freehold

VIEWINGS Strictly by appointment with the sole marketing agents The Private Office: Real Estate

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Details prepared: September 2024 Photographs: Taken 2024

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