

00018

Reference

Scan the QR code to view the property



## Amoreira - Country house



6	7	564	3196			<b>1 600 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

### Exclusive 6 bedroom villa close to the beach and golf

Fantastic exclusive 6 bedroom villa with 564 m<sup>2</sup>, very close to the beach.

Elegant, balanced and captivating. This exquisite property located in the luxury condominium of Praia D'el Rey, in Óbidos is being offered in all its splendor.

Surrounded by a calm environment, completely refurbished and with stunning finishes, it invites you to enjoy the beautiful sunsets, watching the sun hide among the pine trees, on the way to the sea, taking a beautiful walk through the dunes and pine forest or you can even invite you to an invigorating bike ride.

The villa consists of two floors, a huge annex with 70 m<sup>2</sup>, which can be just a garage for several cars but can also be divided to host a SPA or Sauna right next to the pool.

A huge private garden with 3,196 m<sup>2</sup>, with several different areas, where we find a large grass field that can be a tennis court, flowery areas and shade trees, to further improve the conditions to enjoy beautiful moments of rest.



**Pedro Ferreira**

+351 916 163 001 <sup>2</sup>

pedro.ferreira@findyourwish.pt

**T +351 911 742 066 <sup>2</sup> · E geral@findyourwish.pt**  
**Rua Dr. José Nascimento e Sousa, nº66 2460-042 Alcobaça**  
**AMI 20166**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)

00018

Reference

Scan the QR code to view the property



The balconies of the suites on the 1st floor offer a fantastic view over the garden, losing sight of the Atlantic Ocean, making it the perfect villa for a relaxed life.

With plenty of natural light, spacious rooms, 5 suites, a spacious office, several living rooms and other dependencies, modern and fully equipped kitchen.

It has an Andalusian Patio that connects the entire interior of the villa, a privileged place for parties or lasting lunches, with a barbecue and a fountain, giving it a fresh and natural air.

It has a water hole suitable for outdoor and garden consumption.

It is located a 10-minute walk from the beach and is the perfect link between luxury and the pleasure of living by the sea.

The Praia D'El Rey Golf & Beach Resort is a small paradise located on the Silver Coast with extensive kilometers of golden beaches and an 18-hole golf course in the resort, next to the beach that is considered one of the best courses in Europe by Golf World magazine, with 3 more courses in the surroundings.

Located on the Silver Coast, 50 minutes from Lisbon (airport) and 15 minutes from the historic areas of Óbidos and Peniche, the Resort extends over 220 hectares on the cliff, with a breathtaking view of the golden sand beaches, has an excellent support service for residents and golfers and Padel, where there is no shortage of ClubHouse, restaurant and themed store.

The ground floor consists of:

Living room with fireplace with 58 m<sup>2</sup>

Dining room with 29 m<sup>2</sup>

Games room/private with 27 m<sup>2</sup>

Fully equipped kitchen with 26 m<sup>2</sup>

3 Suites with 12 m<sup>2</sup>, 23 m<sup>2</sup> and 25 m<sup>2</sup> respectively

Office with fireplace with 22 m<sup>2</sup>

Connecting hall with 23 m<sup>2</sup>

Laundry room with 6 m<sup>2</sup> and outdoor patio with 22 m<sup>2</sup>

Andalusian connecting patio with 85 m<sup>2</sup>

The upper floor consists of:

2 suites with 21 m<sup>2</sup> and 22 m<sup>2</sup> respectively, with Closet, balcony with sea view

Access hall with 10 m<sup>2</sup>

The 70 m<sup>2</sup> garage next to the pool is prepared to be converted into a SPA or Sauna.

This is a great opportunity not to be missed, where you will be happy and where tranquility is so important that we don't notice the days passing.

Don't miss the opportunity to live in one of the most exclusive villas in Portugal.



**Pedro Ferreira**

+351 916 163 001 <sup>2</sup>

pedro.ferreira@findyourwish.pt

**T +351 911 742 066 <sup>2</sup> · E geral@findyourwish.pt**

**Rua Dr. José Nascimento e Sousa, nº66 2460-042 Alcobaça**

**AMI 20166**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)

00018

Reference

Scan the QR code to view the property



## Property Features

- Heating
- Fireplace
- Equipped kitchen
- Kitchen: Oven, Water boiler
- Proximity: Beach, Open field
- Pool type: Private
- Garage
- Storage / utility room
- Video entry system
- Guest cottage
- Parking places
- Thermal acoustic window frames
- Sealed land area
- Balcony
- Suite: Suite
- Refrigerator
- Heated towel rails
- Laminated floor
- Pool
- Garden
- Golf Course
- Built year: 1972
- Views: Sea views, Countryside views
- Security alarm
- Double glazing
- Extractor Fan
- Barbecue
- Energetic certification: B-
- Gas: Main grid



**Pedro Ferreira**

+351 916 163 001 <sup>2</sup>  
pedro.ferreira@findyourwish.pt

**T +351 911 742 066 <sup>2</sup> · E geral@findyourwish.pt**  
**Rua Dr. José Nascimento e Sousa, nº66 2460-042 Alcobaça**  
**AMI 20166**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)