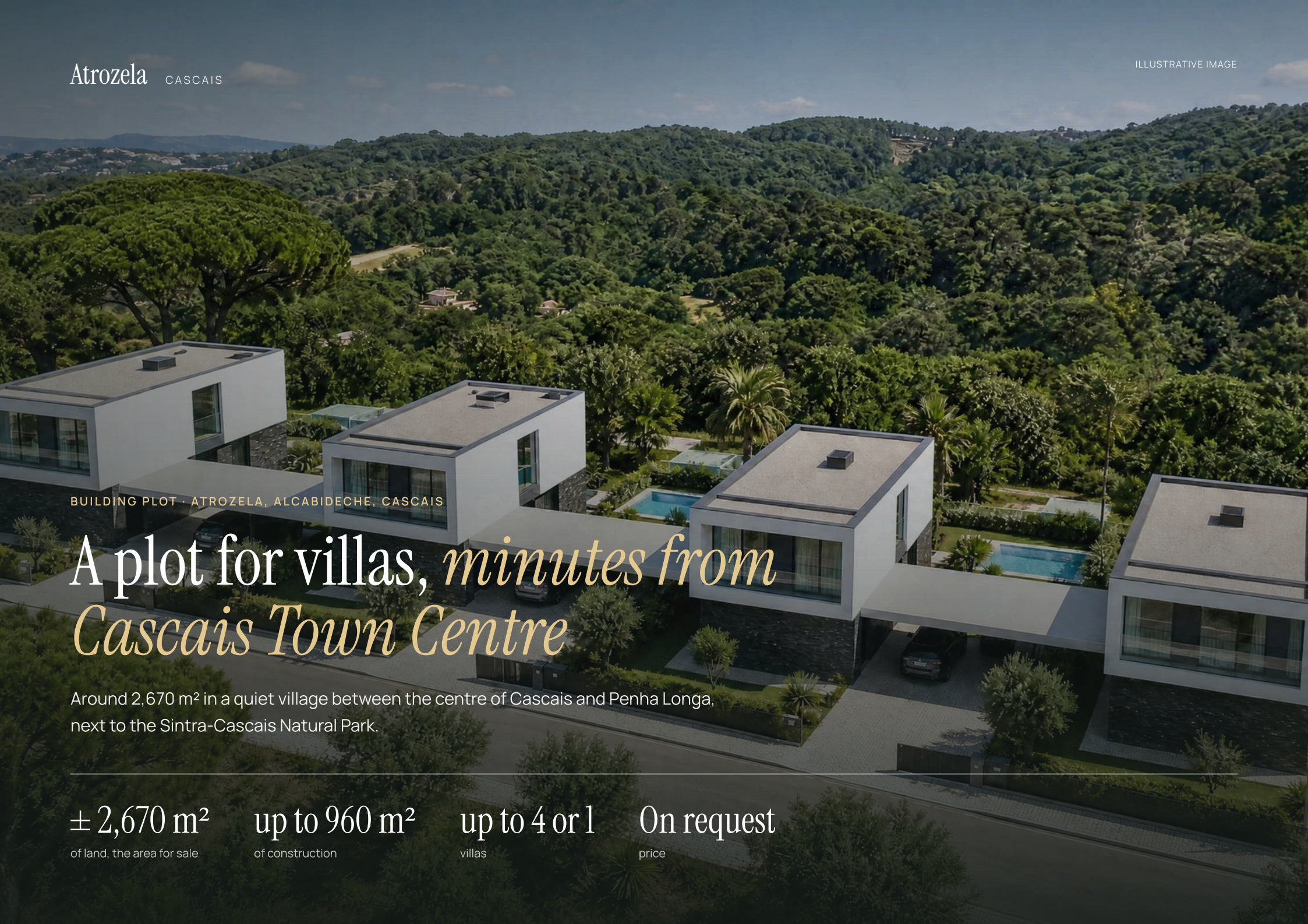


ILLUSTRATIVE IMAGE

BUILDING PLOT · ATROZELA, ALCABIDECHE, CASCAIS

A plot for villas, *minutes from Cascais Town Centre*

Around 2,670 m² in a quiet village between the centre of Cascais and Penha Longa, next to the Sintra-Cascais Natural Park.

± 2,670 m²	up to 960 m²	up to 4 or 1	On request
of land, the area for sale	of construction	villas	price

THE PLOT

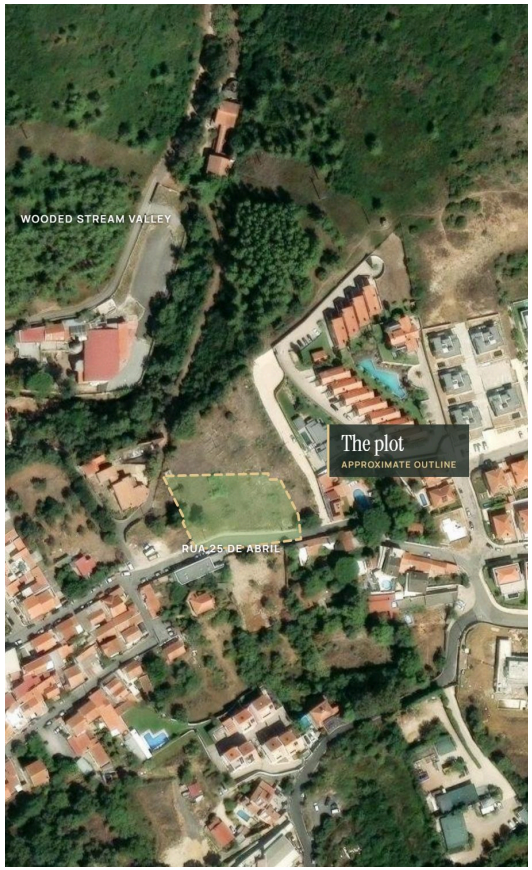
Village life, *close to town*

A gently sloping plot facing the Natural Park, in a quiet part of Atrozela, among other gated developments and new villas, with the centre of Cascais only minutes away.

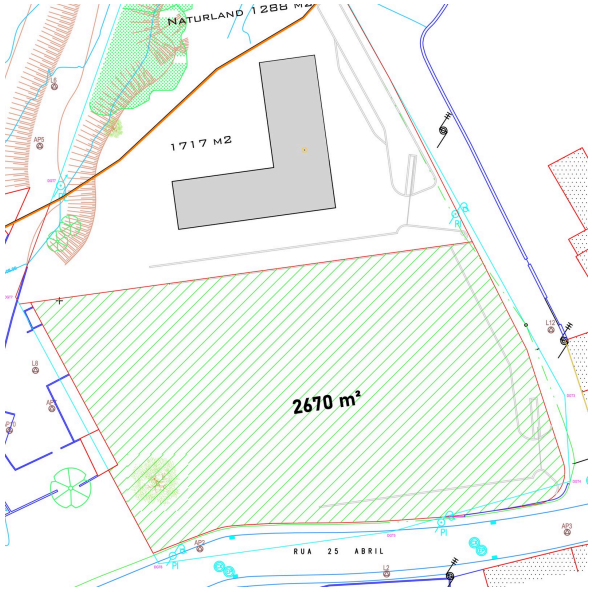
- A quiet area, with shops and international, public and private schools
- Next to the Sintra-Cascais Natural Park
- Good sun exposure
- Close to the A5 and A16 motorways

± 2,670 m²	up to 960 m²
of land, the area for sale	of construction
up to 4 or 1	On request
villas	price

Indicative areas. The final plot area depends on the topographic survey and the construction area on the planning pre-application (PIP), which is under way.

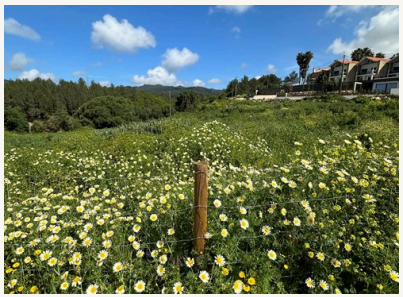


Satellite view. The outline is approximate and only shows where the plot is.



Plan: the area for sale is hatched in green, around 2,670 m². The upper part is not for sale.







The plot today

TWO OPTIONS

What can be *built here*







First

Up to four villas, linked only by the carport canopy

The architect's study sets out four independent houses, each with two floors, a semi-basement and its own garden, meeting only at the covered parking.

Villas	up to 4
Construction	up to 960 m²
Floors	2 + semi-basement







Second

One villa, with a sample design

There is already a villa study, with German project management and a Portuguese architecture team. The layout can be adapted to each buyer.

Living area	around 450 m² + basement
Bedrooms	4
Lift and pool	yes



LOCATION

Between Cascais *and Penha Longa*

Atrozela is a village between CascaisShopping and Penha Longa, with traditional and modern houses and local shops for everyday needs. In recent years it has grown and gained value, because it is only minutes from the centre of Cascais and from the A5 and A16 motorways.

Cascais beach	6 km
Guincho beach	10 km
Lisbon airport, via the A5	30 km
A5 and A16	close by

To find out more, speak to the agent who sent you this brochure.

Images are illustrative and not binding: those of the four villas were computer-generated to show one possibility, and those of the single villa come from the design study. Areas are indicative and depend on the topographic survey and the PIP. This document is not a contractual offer.