

At RealKasa®, our market strategy is focused on discretion, premium presentation, and highly qualified buyer matching. Each property is positioned with a tailored narrative to maximize perceived value and market response.

## 3-Bedroom Villa + Independent 1-Bedroom | Investment with High Yield

Ref: 86657122 | Lisboa > Cascais > União das freguesias de Carcavelos e Parede



€1.100.000

|                      |           |                      |        |
|----------------------|-----------|----------------------|--------|
| <b>Business type</b> | Sale      | <b>Property type</b> | House  |
| <b>Bedrooms</b>      | 4         | <b>Bathrooms</b>     | 3      |
| <b>Area</b>          | 240 m2    | <b>Total rooms</b>   | 4      |
| <b>Balcony</b>       | Yes       | <b>Terrace</b>       | Yes    |
| <b>Heating</b>       | Heat pump | <b>Building area</b> | 240 m2 |

## Description

This property offers a rare combination: a fully renovated main 3-bedroom residence and an independent 1-bedroom unit. House with a rental contract for €4,200 monthly.

Proven annual income of €50,400.

The villa is delivered exactly as it stands: fully equipped and furnished. It underwent a complete renovation 5 years ago and holds B- energy certification, guaranteeing comfort and efficiency.

Excellent location:

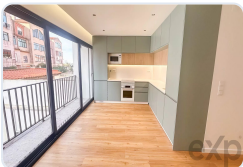
- Carcavelos Beach approximately 1,500 meters away
- Carcavelos Train Station within short distance
- NOVA SBE University nearby

The house is positioned as the first dwelling on the street, with parking at the door and a park right beside it, providing greater convenience and a pleasant surroundings.

Efficiency and comfort:

The domestic hot water system is ensured by a heat pump with a 280-liter tank and heating power of 1.80 kW. With a COP of 3.61, this is a highly efficient system, producing approximately 3.6 times more thermal energy than the electrical energy it consumes, guaranteeing a modern, economical, and sustainable solution.

## Related Properties



Lisboa > Cascais > União das freguesias de Cascais e Estoril

### Modern Apartment with Comfort in Alcabideche

Ref: 86651449

€599.000



Lisboa > Cascais > União das freguesias de Cascais e Estoril

### Modern Apartment in Alcabideche: Comfort and Technology

Ref: 86651580

€630.000



Lisboa > Cascais > União das freguesias de Cascais e Estoril

### Modern 2-Bedroom Apartment in Alcabideche

Ref: 86651620

€660.000



Lisboa > Cascais > Alcabideche

### 2-BEDROOM SUITE, SWIMMING POOL, BALCONY, GARAGE

Ref: 86906716

€675.000

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**Real Estate Solutions**

This brochure was prepared by RealKasa® for property presentation.

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<https://realkasa.pt/en/listings/86657122>