

# OCEAN VILLAGE

Living by the coast.





# Living by the Coast

Living by the sea means living with more light, more time, and more freedom. In S. Pedro do Estoril, a condominium is born, designed for those seeking the perfect balance between city, beach, and absolute comfort.

A collection of 11 contemporary villas, united by the serenity of the Portuguese coast. Here, each day begins with the Atlantic breeze and ends with the sunset over the infinite horizon.

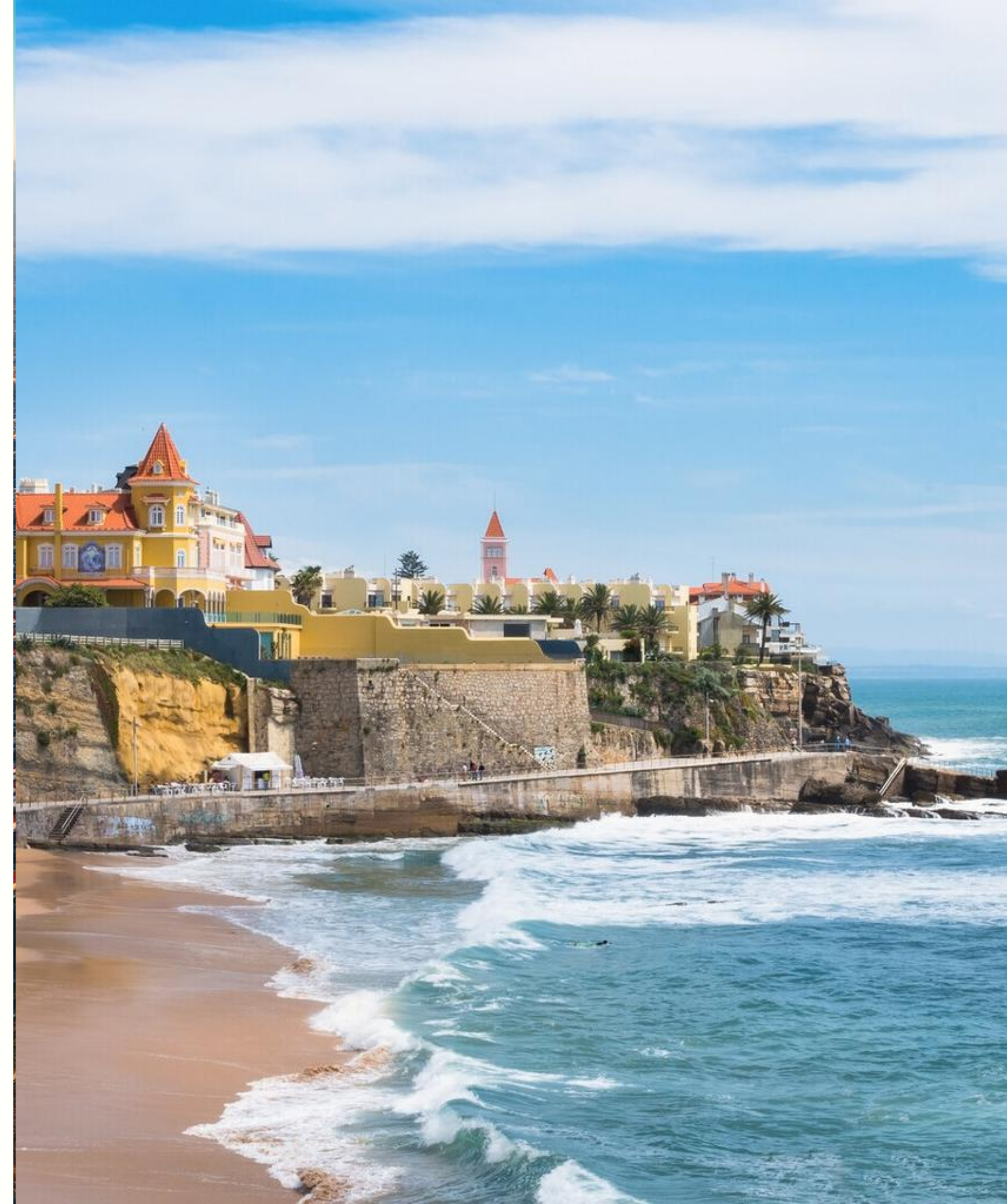
Welcome to Ocean Village.



# Connected to the Best of the Coast

Located in S. Pedro do Estoril, Ocean Village offers the ideal balance between the dynamism of Lisbon and the charm of Cascais. Enjoy proximity to stunning beaches, quick access to the capital, and an unparalleled quality of life, where nature and convenience meet.

A strategic location that values your time and well-being.





# Where life happens between the sea and the city



**190 meters from the beach**

S. Pedro beach at your doorstep



**30-second walk**

Train station with direct connection Lisbon–Cascais



**Continuous bike path**

Panoramic route to the center of Cascais

A place where the sea meets the city. Living in S. Pedro do Estoril is living with time, time to surf in the morning, time to walk at the end of the day, time to get to Lisbon without stress.

A quiet and safe residential neighborhood, with quality local restaurants, authentic beach cafés, and proximity to renowned institutions such as St. Julian's School and Nova School of Business & Economics.







# A condominium designed for tranquility and exclusivity

Only **11 T4 villas** in a closed condominium with contemporary architecture, where every detail has been designed to provide maximum comfort and privacy.

- Common swimming pool with elegant design
- 800 m<sup>2</sup> of communal garden
- Security and access control
- Rare outdoor space on the Cascais Line









# Designed for living with light, space, and flexibility

- **Generous Private Terraces**

Between 60 and 140 m<sup>2</sup> of private garden, perfect for outdoor moments, and family meals.

- **Ample Social Spaces**

Generous living room with a fluid connection to the outdoors.

- **Comfortable Private Area**

4 bedrooms including a master suite, all with modern finishes and abundant natural light, ensuring comfort and privacy for the whole family.

- **Versatile Attic**

Extraordinary additional space, ideal for an office, library, playroom. The flexibility that adapts to your lifestyle.









# An extra floor for a changing life



## Home Gym

Dedicated space for physical well-being, without leaving home



## Private Cinema

Entertainment room for family and friends



## Creative Studio

Painting, music, or dance studio



## Premium Wine Cellar

Temperature-controlled wine cellar for collectors



## Spacious Office

Professional and independent work zone



## Game Room

Leisure and informal social space







# Smart organization. Ample areas.

## Master Plan of the Condominium

Harmonious distribution of the 11 villas, maximizing privacy and taking advantage of each plot's privileged solar orientation.




## Floor Plans

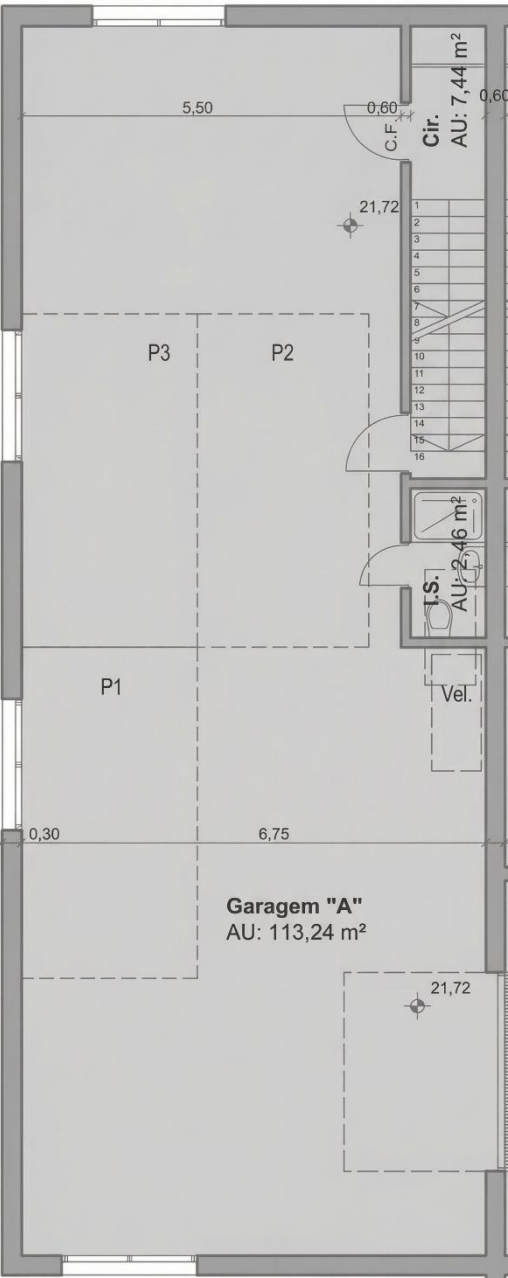
From the multi-purpose basement to the 82 m<sup>2</sup> attic, each level has been designed with discernment and elegance, offering exceptional versatility.





# Villas Floorplans

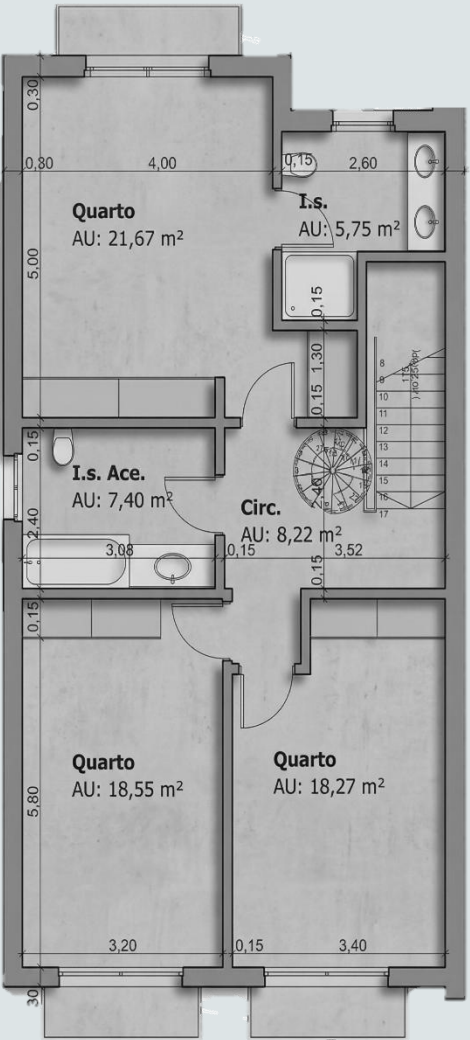
-  190 m<sup>2</sup>
-  92 a 160 m<sup>2</sup>
-  58 a 151 m<sup>2</sup>
-  4
-  4
-  3



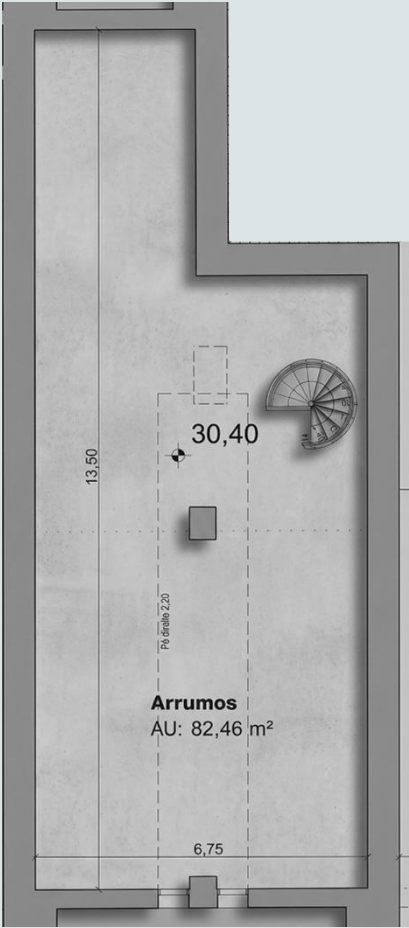
Floor -1



Floor 0

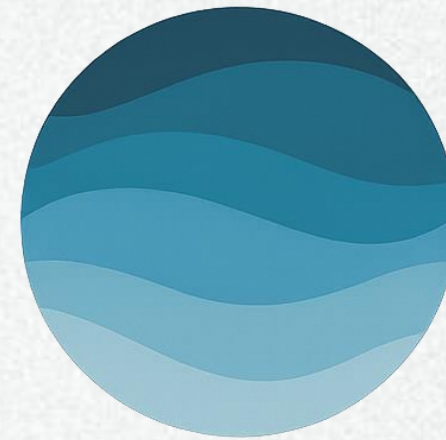


Floor 1



Floor 2





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