

6 Bedrooms • 4 Bathrooms • Guest House •
Pool • Pickleball Court • 40 Min from Lisbon

A Private Oasis in the Heart of Azeitão



Egídio Silva
Luxury Real Estate

Azeitão, Portugal

Exclusively Represented by Portugal's
Only Dual-Certified Luxury Specialist

€ 990,000





Welcome To Arrábida Estate

A retreat where life slows down, views calm the soul, and nature greets you every morning.

Just 40 minutes from Lisbon, this turnkey sanctuary in Azeitão blends modern comfort, outdoor space, and timeless charm, with a private guest house and an optional dog hotel ready for your vision.

Whether you're relocating, retiring, or upgrading your lifestyle, this home was made for peace of mind, comfort, and joy.



Matterport Property Report:

EXP Portugal - 7005001-9025

Indoor Scanned Area - Full Property 161.3 m² | Floor 1 90.8 m²

Sizes and dimensions are approximate, actual may vary

Visit 3D space on

Matterport



Floor 1

Designed for daily living and effortless hosting, the ground floor features spacious social areas including the living room, dining room, kitchen, home office, and a bathroom, all seamlessly connected to the outdoor terrace and garden.



Matterport Property Report:
EXP Portugal - 7005001-9025
Indoor Scanned Area - Full Property 161.3 m² | Floor 2 70.5 m²
*Sizes and dimensions are approximate, actual may vary

Visit 3D space on
Matterport



Floor 2

A private retreat above it all.

This floor offers the primary suite and additional bedrooms, along with full bathrooms, creating a calm, comfortable space for rest and privacy.

Property details (Inside)

Bedrooms	6 (4 in main house, 2 in guest house)
Bathrooms	4 (3 in main house (2 ensuite), 1 in guest house)
Living Spaces	Living room with dual-sided fireplace, dining room, studio
Kitchen	1 (fully equipped with high-end appliances)
Floors	3
Plot Size	5,212 m ² (56,102 ft ²)
Year Built	2003



Property details (Outside)

Pool

Large and Private

Pickleball Court

Official-size, perfect for sport lovers

Garden

Exotic birds, koi pond, and artificial lawn (low maintenance)

Guest House

2 bedrooms, bathroom, and BBQ area

Gym & Storage

Converted garage space

Parking

Up to 5 vehicles

Balcony

One large balcony with countryside views



Dog Hotel (Optional Business)

Features

1. 10 dog suites, nursery area, admin & utility rooms
2. Non-slip flooring, fully operational, easily repurposed



Comfort & Sustainability

Climate Control

Central AC throughout

Energy

6.3 kWh photovoltaic panels

Heating

Dual-sided fireplace (manual & electric)

Water

Connected to public supply





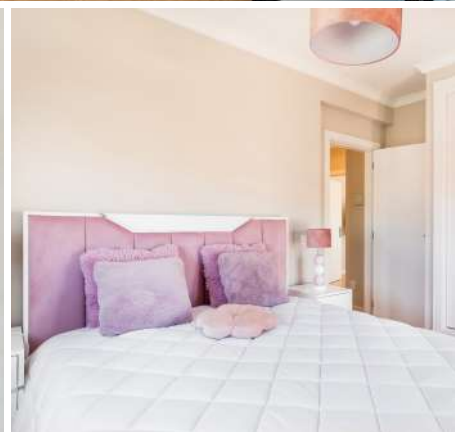
Main House

A bright, elegant space designed for comfort and flow.

Two spacious suites, a cozy living room with a dual-sided fireplace, and a sunlit dining room for unforgettable moments with family and friends.

A fully equipped kitchen with high-end appliances, a custom walk-in closet, and central air conditioning throughout.

The former garage has been smartly converted into a gym, laundry, and extra storage, giving you flexibility without compromising style.







Guest House

A self-sufficient two-bedroom guest house ideal for long stays or visiting family.

Includes a private bathroom, BBQ area, and secure storage, blending independence with comfort.







Dog Hotel

A detached building currently used as a fully functional dog hotel.

Includes 10 adaptable suites, a nursery, and operational rooms, all with easy-to-clean, non-slip flooring.

Whether you continue the business, repurpose it, or remove it entirely, the choice is yours.



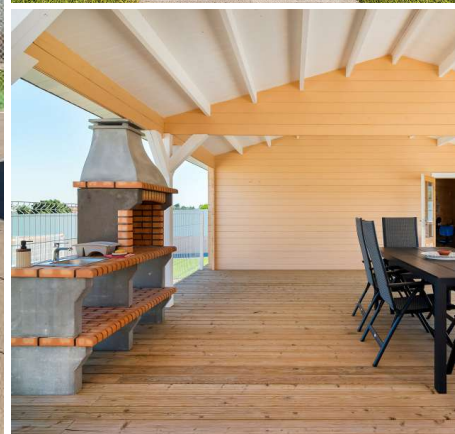


Outdoor Living

Step outside and breathe in the Mediterranean air.

Swim in the crystal-clear pool, challenge your friends on the private pickleball court, or grill under the stars in the barbecue pavilion.

Wander the grounds, relax by the koi pond, and watch exotic birds in the aviary, all surrounded by a lush, low-maintenance artificial lawn that keeps the space pristine without the work.





Location & Lifestyle

Azeitão is the best of both worlds, nature, elegance, and accessibility:

- 1. 40 min to Lisbon** – For world-class dining, culture, and flights.
- 2. 10 min to top golf courses** – Like Quinta do Perú and Palmela.
- 3. 20 min to award-winning beaches** – Including Galapinhos, named Europe's Best in 2017.
- 4. 15 min to top wineries** – Like Quinta da Bacalhôa, rich in history and flavor.



Location & Lifestyle (Part 2)

5. Near private clinics & international schools – For both comfort and convenience.

6. Local flavor – From Queijo de Azeitão to Tortas de Azeitão.

7. Rich heritage – Including the Casa-Museu José Maria da Fonseca.

Everything you need is close. Yet peace is never interrupted.



Meet Your Agent



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Portugal's only dual-certified luxury real estate expert:

1. CIPS – Certified International Property Specialist
2. APEMIP CIC – Certified Real Estate Consultant

With years of experience guiding both local and international buyers, Egídio offers a seamless, professional, and truly personal buying experience.

"Egídio is a great professional, always available to help clients find the best solutions."

— Cynara Martins

"Very trustworthy, very professional, and excellent customer service."

— Anne Brightman, CEO, Brightman Group



Why This Property?

Tranquility, elegance, and privacy, all just 40 minutes from Lisbon.

This is way more than a home, it's an upgrade in lifestyle.

Whether you're relocating, retiring, or investing, the Arrábida Estate is a rare opportunity to live with space, serenity, and value in one of Portugal's most sought-after regions.

And we'll guide you through every step, local or international.



A Lifestyle Investment

This estate is also a smart investment.

Portugal's real estate market continues to rise, driven by limited supply, high demand, and a global shift toward lifestyle-rich regions.

According to *Statistics Portugal*, premium estates like this one have more than doubled in value in recent years.

With space, nature, and privacy becoming scarce, this is an asset that delivers both quality of life and long-term appreciation.



Ready To Visit?

Schedule your private showing, online or in person.

To preserve the calm of the estate, we're limiting visits to just 2 private showings per week.

If you're considering a visit, we recommend booking early by clicking the button below, slots usually fill up quickly.

[Book A Visit](#)