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Real Estate Solutions

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.

T4 Duplex House for Sale on the First Line of the Sea in Ericeira

Ref: 85948992 | Lisboa > Mafra > Santo Isidoro









€3.450.000

Business type	Sale	**Property type**	House
Bedrooms	4	**Bathrooms**	3
Area	405 m2	**Total rooms**	5
Balcony	Yes	**Terrace**	Yes
Heating	Gas	**Building area**	405 m2

Description

The UJJAYI project consists of a private condominium of 13 houses built on land 350 meters from the sea on the cliffs, located in Ribamar, 3 km from Ericeira.

PROPERTY DESCRIPTION: T4 to T5 HOUSES, all bedrooms in suite concept. Main suite between 44 m² to 70 m² with walk-in closet. Living and dining area between 89 m² to 115 m². Walk-in wine cellar with refrigeration. SPA with jacuzzi, sauna and Turkish bath. Multipurpose room that can be used as a gym, yoga studio or cinema room between 31 m² to 69 m². Laundry room between 10 m² to 14 m². Garage for 2 to 4 cars with wallbox for electric vehicle charging. Machine room and support room between 15 m² to 33 m². Heated private swimming pool between 48 m² to 69 m² with outdoor bathroom for support.

EXTERIOR DESCRIPTION: CONDOMINIUM Leisure area with garden with exterior lighting. Circulation within gardens with exclusive lounge areas. Entrance gate and fencing for security and privacy. Multi-purpose meeting room for residents. Rainwater harvesting system collected from common pathways and roads, directed to an underground 120,000-liter reservoir, intended to supply the irrigation system for common areas gardens and cleaning of common pathways and roads.

EQUIPMENT: The residential home automation system will monitor and/or control house attributes, such as lighting, climate, entertainment systems, heating, ventilation and air conditioning (HVAC) systems. Also including residential security, such as access control, alarm systems and video surveillance. HVAC System (Heating, ventilation and air conditioning). Hydraulic radiant flooring. Heat pump with 950-liter tank. 30 to 35 photovoltaic solar panels per house (390 to 455 in total) with community energy storage systems. Protection against intrusion, video surveillance, fire detection in the kitchen area, carbon monoxide detection in the garage and water leak prevention. Smart locks with fingerprint, code or key access. Home network with fiber optic. Thermal windows with triple glazing and aluminum framing with thermal break. Electric blackout exterior shutters. Electric interior curtains. Automatic gate and garage door control by remote or smartphone.

Water descaler for the house water supply circuit. Water purification system using reverse osmosis for the kitchen water supply circuit. Rainwater harvesting system collected from roofs and terraces, directed to an underground 25,000-liter reservoir. Filtering and reusing light greywater from showers and sinks for reuse in toilets.

Kitchens equipped with built-in Miele appliances: oven, steam oven, microwave, ceramic hob with integrated extractor, coffee machine, dishwasher, combined refrigerator and wine cooler.

Italian Duravit sinks, bathtubs and toilets. Italian Fantini taps.

MATERIALS: Exterior cladding materials: exposed concrete, pigmented mass in the region's earth tone and wooden slats. Interior wall and ceiling coverings in stucco and wood. Flooring covered with Italian ceramic Marazzi and wood.

Bathrooms covered with Italian ceramic Marazzi. Terraces with wooden deck.

PROPERTY APPRECIATION: UJJAYI - ERICEIRA PREMIUM HOMES A PROMISE OF BEAUTY AND SERENITY. A promise of a calm and relaxing lifestyle, surrounded by the comforting sound of nature, the sea and a privileged observation of the bright sunset before you. Houses with soul, full of design, inspiration and unique environments. A splendid and privileged location that allows soft mornings with an invigorating sea breeze, inspiring walks through picturesque paths between

green fields and cliffs that lead us by the smell of the sea to the ocean. The UJJAYI project consists of a private condominium of 13 houses built on land 350m from the sea on the cliffs that allows a true immersion in nature through the view that the houses provide. The organic architecture project that is based on an ecological concern, sustainability and distinctive quality where futuristic innovations predominate in symbiosis with respect for the terrain where the project is inserted and the surrounding nature. VISION 'Our focus was totally directed towards design, quality and proximity to nature, seeking perfection through innovation, architecture, design and sustainability. A challenging team project that resulted in an idyllic, inspiring and distinctive scenario' - Nuno Ribeiro. The UJJAYI configuration celebrates the creation of a space where sophistication, privacy and tranquility integrate, with each house being totally independent and differentiated. The architectural project was created and developed by Portuguese architects Yuri Martinho, Ana Matos and by the owners, Nuno and Sofia Ribeiro. ABOUT At UJJAYI I you will find a timeless connection with nature. An exclusive refuge located in the heart of the Ericeira World Surf Reserve, in Ribamar, Lisbon.

UJJAYI is the perfect place to enjoy a sublime lifestyle with environmental awareness and connection with the surrounding environment. We have made a commitment where we have prioritized excellence and sustainability in each element chosen, from thermal and acoustic insulation to materials carefully selected for each house.

The 13 luxury houses stand out for their comfort and spacious areas with the immensity of the sea as a permanent backdrop. These are T4 and T5 typologies with private garden areas, spacious terraces, private pool and common leisure areas. Project developed with Yuma Concept Architecture Office.

COMPLEMENTARY INFORMATION: - Areas taken from the PH area schedule. - Property with approved architectural project, with specialty project under development and, for this reason, the Energy Certificate presentation is not yet applicable. - 3D images are merely demonstrative of the project and cannot be used contractually. All available information does not exempt confirmation by the real estate agent as well as consultation of the property documentation.

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This brochure was prepared by RealKasa® for property presentation.

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