

ESTORIL<sup>TWO</sup>

There is  
a before

and an after.

# ESTORIL<sup>TWO</sup>

Estoril TWO is a complete, contemporary residential experience,  
with sea views and private gardens. The perfect place to discover  
and write your story in Estoril.



📍 \_\_\_\_\_ INTRO

# Why Estoril?

Estoril offers an incomparable lifestyle, a blank page on which to write your own story.

A story already begun and written by Ian Fleming or Orson Welles, to the sound of Maria Callas or Vinicius de Moraes, in the company of Grace Kelly or Saint-Exupéry.

To walk through the streets of Estoril is to recreate the steps taken by writers, painters, actors, kings, princesses and spies who have passed through.

Estoril is a unique place, the perfect combination of the tranquillity by the sea and the security of a village. You can also benefit from a cosmopolitan life, provided by its proximity to Lisbon. The calm of nature combined with the diversity of cosmopolitan experiences and activities allows us to consider it a true Riviera.



📍 \_\_\_\_\_ INTRO




















To live in Estoril is to live with the sea as your permanent backdrop, to the rhythm of the waves always accompanied by the sun that guides us to a full and exciting life, the best leisure activities, the most vivid nature and the most dynamic offers!



A cosmopolitan and charming town that has maintained its own life for decades. Estoril is home to a historic heritage, royal gardens and unique beaches in the sunshine and a mild climate all year round.



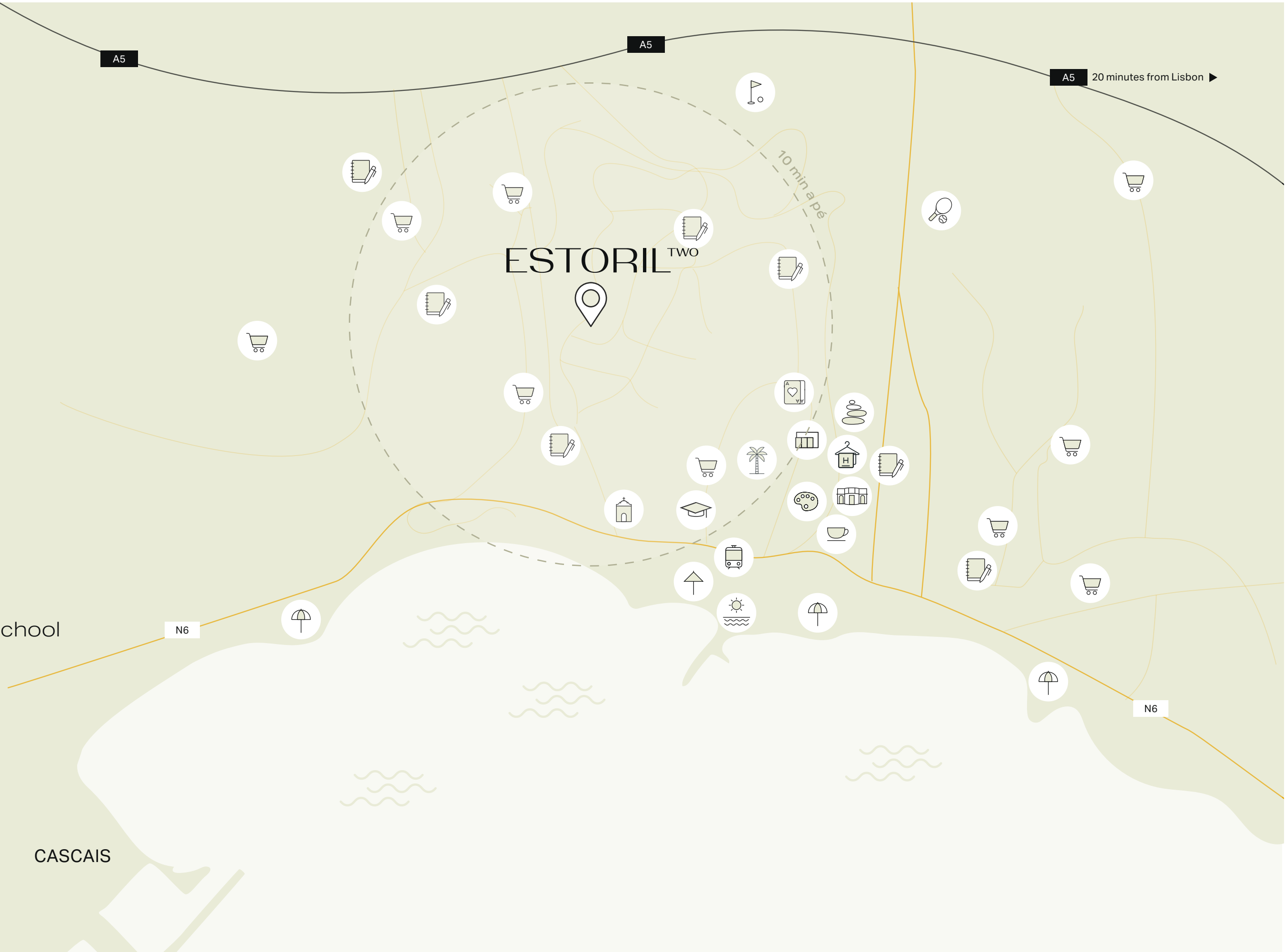
 LOCATION

Near you,  
at a short  
walking distance:

-  Estoril Golf Club
-  Estoril Tennis Club
-  Estoril Casino
-  Casino Gardens
-  Estoril Arcades
-  Boardwalk
-  Tamariz Beach
-  Beaches
-  Banyan Tree Spa
-  Palácio Estoril Hotel
-  Estoril Congress Center
-  Cruzeiro Art Center
-  Train Station
-  Supermarket
-  Santo António Church
-  Estoril Salesianos Private School
-  School
-  Garret Estoril
-  Shopping Area

 Highway  
 National road

CASCAIS



📍 LOCATION

# Cascais



Between the Atlantic Ocean and the Serra de Sintra, Cascais is just 5 minutes from your future home in Estoril. Cascais was a summer retreat for the Portuguese monarchy and a haven for European royalty. A sea-facing town with fishing traditions, with white sandy beaches and mild sunshine. Cascais is sophisticated, cosmopolitan and culturally rich.

# Lisbon



Just 20 minutes from Estoril, Lisbon is one of the world's cities of the moment. With a centuries-old history, present in its countless world-renowned heritage monuments, it is also a city that maintains an umbilical connection with the Tejo River and the sea. The typical neighborhoods, such as Chiado and Alfama, still retain their identity and blend in with the modern, international city that attracts tourists from all over the world.

📍 LOCATION

# Portugal

The European continent begins here. Portugal captivates those who discover it. It's a small country with great achievements. With a history of more than 800 years, it combines modernity with authenticity. Famous for its excellent climate, rich heritage, culture, gastronomy and landscape,

Portugal has everything to be yours.

It is the 4th safest country in the world, with thousand-year-old borders, warmth and cultural diversity. Integrated into the Schengen area, it reinforces its characteristic of well-being and tranquillity, in a perfect balance between tradition and innovation.

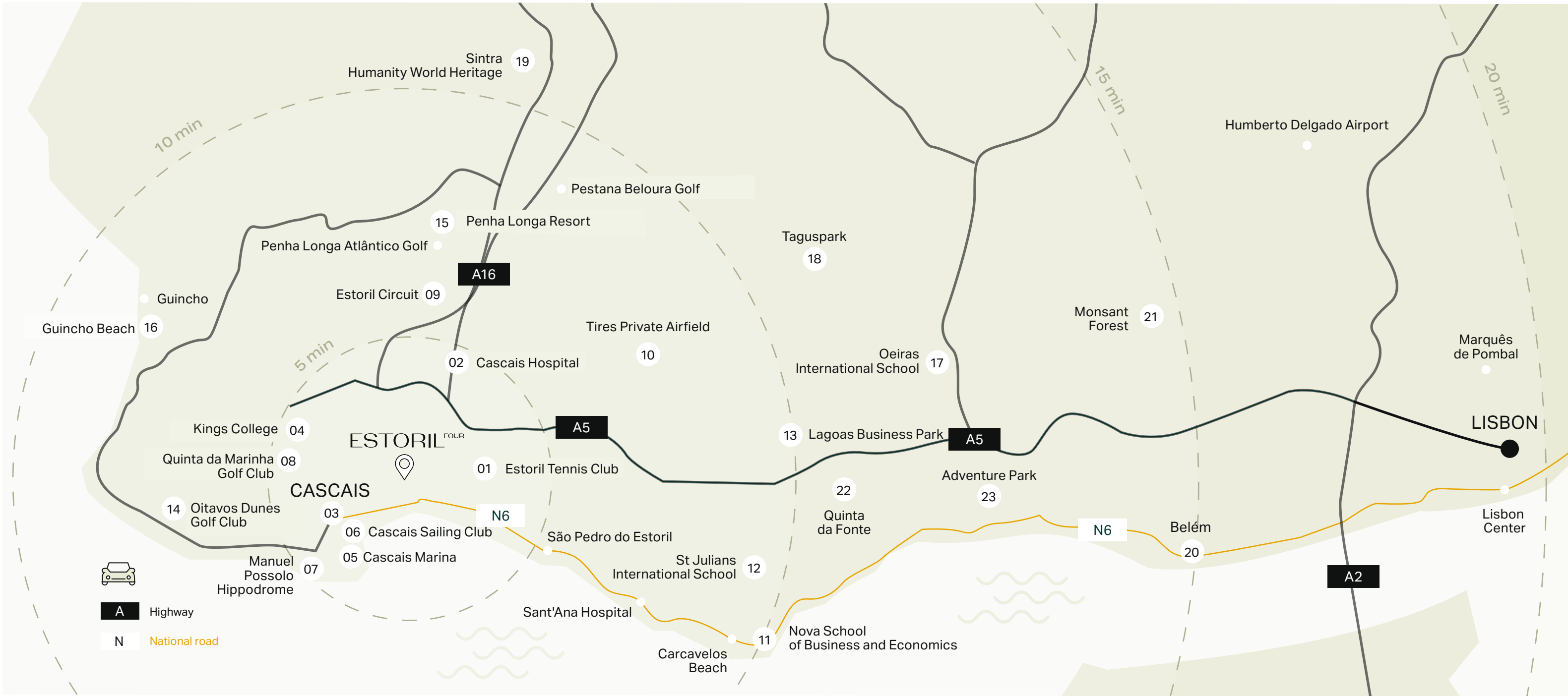


LOCATION

Cosmopolitan Estoril

A destination full of culture, restaurants, international schools, the best golf courses, excellent accessibility, abundant nature, health, sports and leisure infrastructures.

Located in Lisbon district, at a distance of 25 km with excellent access by train or car. Estoril combines the tranquillity of a village with the comforts of modern life.



5min

- 01. Estoril Tennis Club
- 02. Cascais Hospital
- 03. Cascais
- 04. Kings College
- 05. Cascais Marina
- 06. Cascais Sailing Club
- 07. Manuel Possolo Hippodrome
- 08. Quinta da Marinha Golf Club



10min

- 09. Estoril Circuit
- 10. Tires Private Airfield
- 11. Nova School of Business and Economics
- 12. St. Julians International School
- 13. Lagoas Business Park
- 14. Oitavos Dunes Golf Club
- 15. Penha Longa Resort
- 16. Guincho Beach



15min

- 17. Oeiras International School
- 18. Taguspark
- 19. Sintra-Humanity World Heritage
- 20. Belém
- 21. Monsanto Forest
- 22. Quinta da Fonte
- 23. Adventure Park



Imagine an  
evening with  
the ocean at  
your feet.

 PROJETO

# Live a story and add a new chapter

At Estoril TWO, we invite you to rewrite your story. You've reached a new haven, with exciting paradigms reflected in quality of life and comfort. This is a story to live with your family.

Estoril TWO is captivating: the architecture and the supreme simplicity of its beauty in a discreet and sophisticated environment. And at the end of the day? It always makes you feel at home.





THE PROJECT

# People-oriented contemporary architecture

Estoril FOUR has the signature of architect Rodrigo Machado Soares and personalized interior design by Lavradio Design.

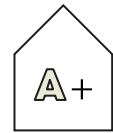
*"The strong visual and physical integration of interior and exterior spaces through oriented patios and balconies, with abundant direct light and expressive landscaping guarantees a green filter in full integration with the surroundings."* – **Architect Rodrigo Machado Soares.**

Natural stones and fine woods shape the interior spaces and textures. The Italian-designed kitchens are equipped with renowned brands and fully integrated home automation, ensuring comfort and excellence in every detail.

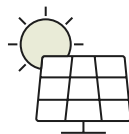
 THE PROJECT

# Building for the present with future generations in mind

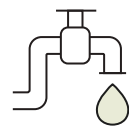
In addition to the choice of natural materials and an abundance of native vegetation, the energy options also focus on good practices with the future in mind and the comfort of all users.



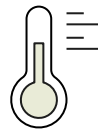
Class A+ energy certificate



Photovoltaic panels



Ecological irrigation system



Intelligent climate control



Automatic LED exterior lighting with presence sensors





 ESTORIL TWO

# Comfort with a purpose

Estoril TWO was designed with you in mind. Here, you have everything you need for an exceptional residential experience with endless possibilities. Spaces created to be filled with stories and a fulfilling life.

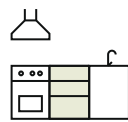


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# Indoor Amenities



Excellent finishes in hardwood and natural stone



Italian-designed kitchens equipped with top brands



Staff room and bathroom



Pool house



Sauna



Private elevators



Integrated home automation



Laundry room



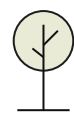
Gym





ESTORIL TWO

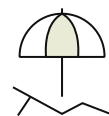
# Outdoor Amenities



Private gardens with  
Mediterranean landscaping



Large terraces with living  
and dining areas



Outdoor lounge areas

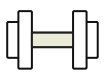


Individual swimming pools



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# A house that adapts to your lifestyle



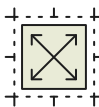
Gym



Wine cellar



House Flat T1



Multi-use room



# ESTORIL<sup>TWO</sup>

So much more to enjoy

Draycott   
INVEST · COMMIT · GROW

  
**BLUE BUFFALO**  
CAPITAL

| RMS

L'AVRADIODESIGN  
ARCHITECTURE & INTERIORS

**TOPIARIS**  
ARQUITETURA PAISAGISTA

FILAMENTO  
Architectural Light Design

 ATHENA ADVISERS

  
PORTA  
DA  
FRENTE  
CHRISTIE'S  
INTERNATIONAL REAL ESTATE

  
engimov<sup>®</sup>  
DO TRAÇO À CONSTRUÇÃO

The information and images are merely indicative and may be subject to change or variation due to technical, construction or legal requirements.

[WWW.ESTORILTWOFOUR.PT](http://WWW.ESTORILTWOFOUR.PT)

[info@estoriltwofour.pt](mailto:info@estoriltwofour.pt)  
+351 211 364 669

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