

GOUVEIA VILLAS

Luxury Villa With Private Pool

SINTRA

ELEGANT

SERENE

Luxury Villa With Private Pool In Sintra

A premium development in Sintra comprising six exclusive villas, with **Lot 1** standing out as it is fully completed and ready to move into.

A villa with 3 en-suite bedrooms, a private swimming pool, a garden and luxury finishes, set on a 592 m² plot. It combines contemporary design, comfort and a prime location, close to beaches, schools and Lisbon.

Asking Price

1.200.000€

CONTEMPORARY

INVITING







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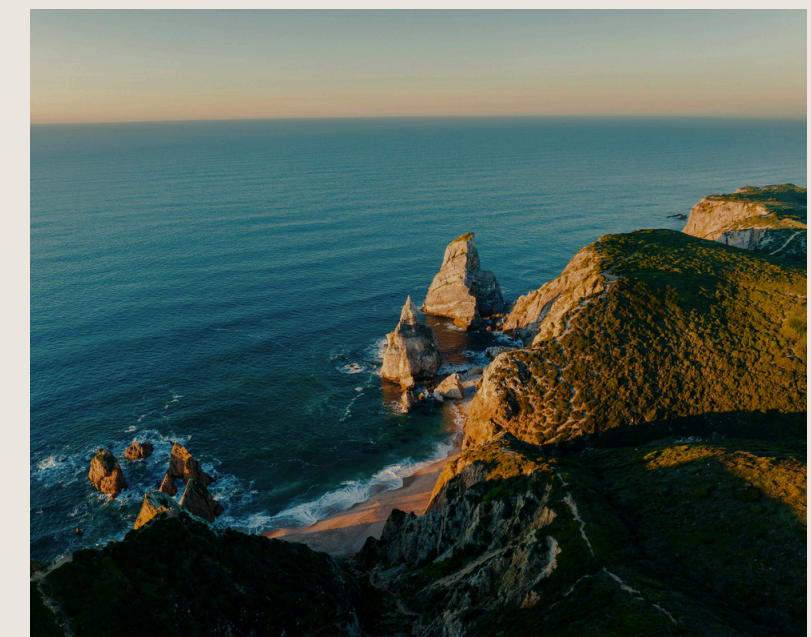
Watch Video



Location

Sintra is a Portuguese town in the Lisbon District, located in the center of the hills of the Serra de Sintra. The region's characteristic climate, slightly cooler than surrounding areas, attracted Portuguese nobility and high-ranking figures, who played a key role in shaping its history.

Sintra is a charming town that offers visitors a wonderful day experience. It features stunning palaces, a ruined castle, and other grand residences, all set within the magnificent scenery of the Sintra-Cascais Natural Park.

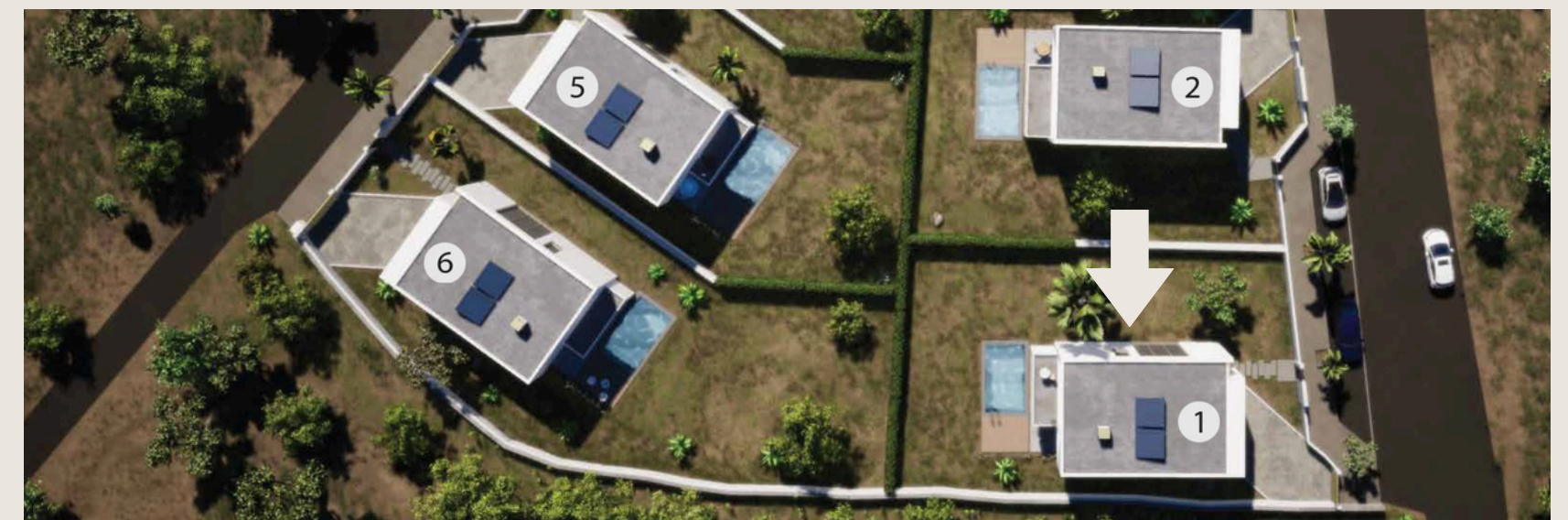
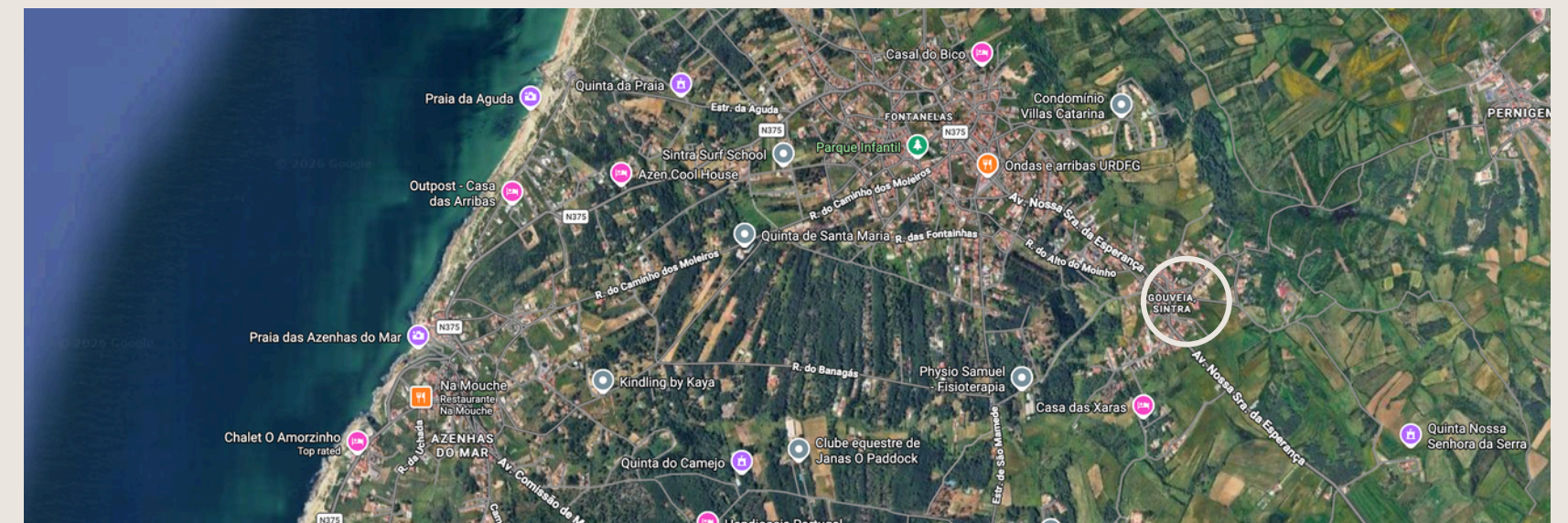


Sintra is rightly considered one of Portugal's top tourist destinations and should be included in any visit to the region, offering breathtaking beaches, rich history, and unforgettable gastronomy.

Location

The Villa is located in Gouveia, Sintra, in the former parish of São João das Lampas, within the municipality of Sintra, 35 min away from Lisbon Airport, 15 min from the best international schools in Portugal and 12 min from the hospital. Several restaurants and supermarkets are in the neighbourhood, and it is 10 min from Magoito and Grande Beach area.

The residential area is located approximately 800 meters from Aguda Beach, in a premium location characterized by calmness and tranquillity.



Location

This charming area offers the perfect balance between tranquility and convenience, just a short drive from everything you need: from education and wellness to leisure and nature. It is an ideal location for those seeking a relaxed lifestyle without sacrificing accessibility.



International Schools



Beaches



Golf Courses



Commerce



Health Care



Nature Trails

Why Invest?

- ✓ **Great Investment** in Residential Product in Sintra, Lisbon
- ✓ **Priviledged Location**
- ✓ **Quality of Construction**
- ✓ **Full ownership** with tittle deed
- ✓ Possibility of getting a **bank loan for 50 to 60% total value**
- ✓ Capacity to generate **rental income from 5 to 9% net per year**
- ✓ **Capital Appreciation of Property will be huge** due to cost of construction increasingly dramatically in the next years. Increase on cost of building materials due to international conflicts will increase heavily the undergoing construction and value more the construction that just come to market.
- ✓ **Diversify Investment Portfolio** for safe heavens – International Conflicts
- ✓ **Profitable Investment**



“... PTKEYS MANAGEMENT LDA rents your property and brings your returns of around 5 to 8% annually...”

Investment & RETURN ON INVESTMENT

INVESTMENT

V4 Villa Price 1.200.000 Eur

Taxes

Transfer Tax 72.000 Eur

Stamp Tax 9.600 Eur

Deed Cost 1.000 Eur

Total Investment 1.282.600 Eur

With Bank Loan

Request Bank Loan and only pay 50%, remaining with Rental Income.

Annual Interest Rate: 3% (around) for 20 years.

Investment 600.000 Eur

Taxes 82.600 Eur

Total 682.600 Eur

Bank (Interest + Capital Cost per year) 48.000 Eur

RETURN ON INVESTMENT

Expected Net Rental

Income per year

105.000 Eur

Expected Profit

(till bank is paid)

56.000 Eur

ROI

56.000 Eur / 600.000 Eur : 9%

ROI

(after bank is paid)

56.670 Eur/ 600.000 Eur = 17,4%

RENTAL INCOME CALCULATION

Period	Weekday Night Cost	Weekend Night Cost	Occupancy
02-Jan-2026 - 27-Mar-2026 Special 2026	400	500	35%
28-Mar-2026 - 01-Apr-2026 Special 2026	475	-	40%
02-Apr-2026 - 05-Apr-2026 Special 2026	550	-	60%
06-Apr-2026 - 09-Apr-2026 Special 2026	550	-	80%
10-Apr-2026 - 26-Jun-2026 Special 2026	500	650	85%
27-Jun-2026 - 30-Aug-2026 High Season	785	1100	85%
31-Aug-2026 - 31-Oct-2026 Mid Season	600	730	81%
01-Nov-2026 - 22Dec-2026 Low Season	400	480	43%
23-Dec-2026 - 30-Dec-2026 Christmas	750	-	75%
30-Dec-2026 - 01-Jan-2027 New Year	1650	-	90%
Average Occupancy Rate			66%

RESULTS

Total Projected Income € 149.530

Average Night Price (ADR)

Total Occupied Nights 365 × 66% = 240 nights

Net Income € 105 000

Average Occupancy Rate 66%

Average Night Price Sold (ADR) €409



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