

CE 7 A O N

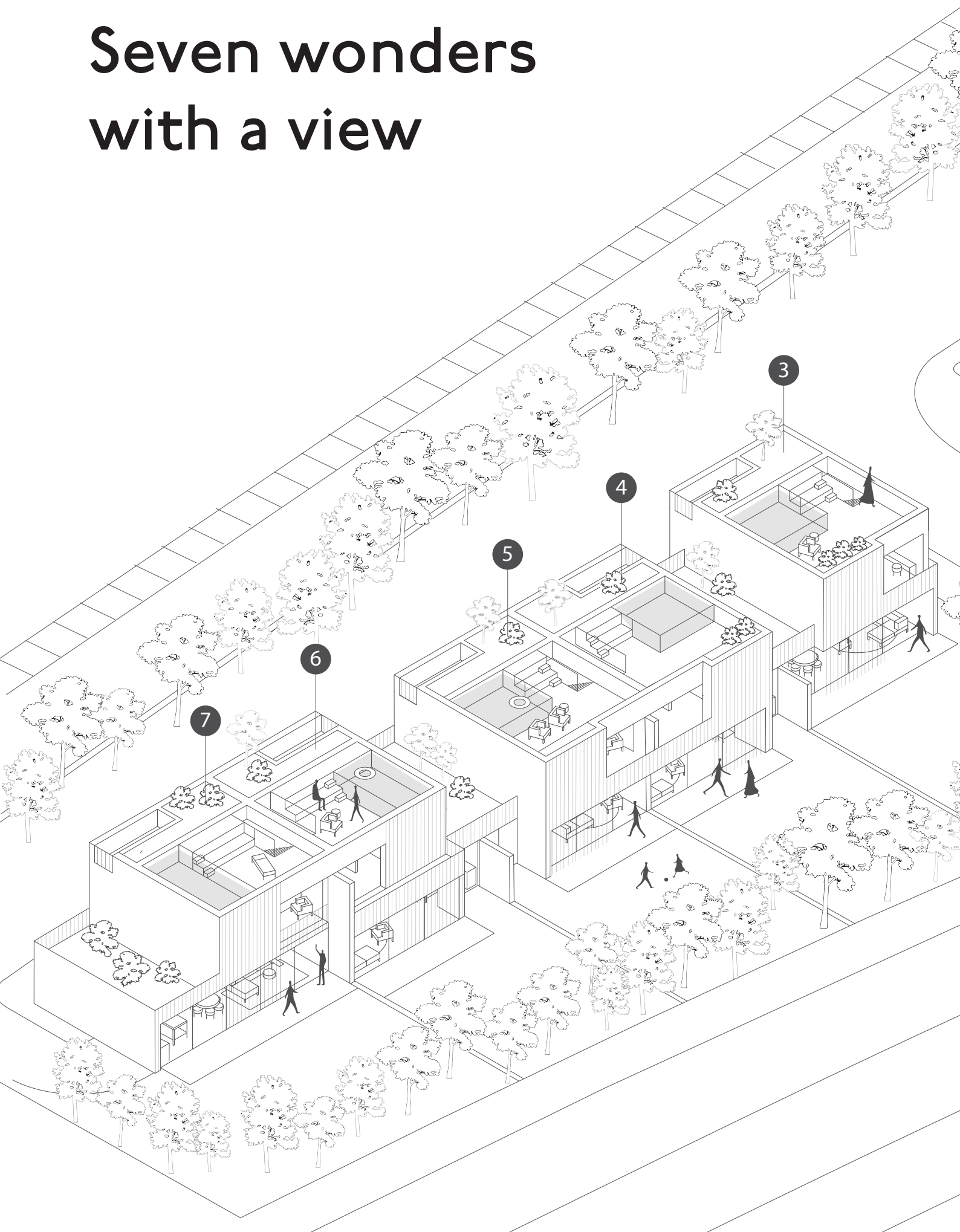


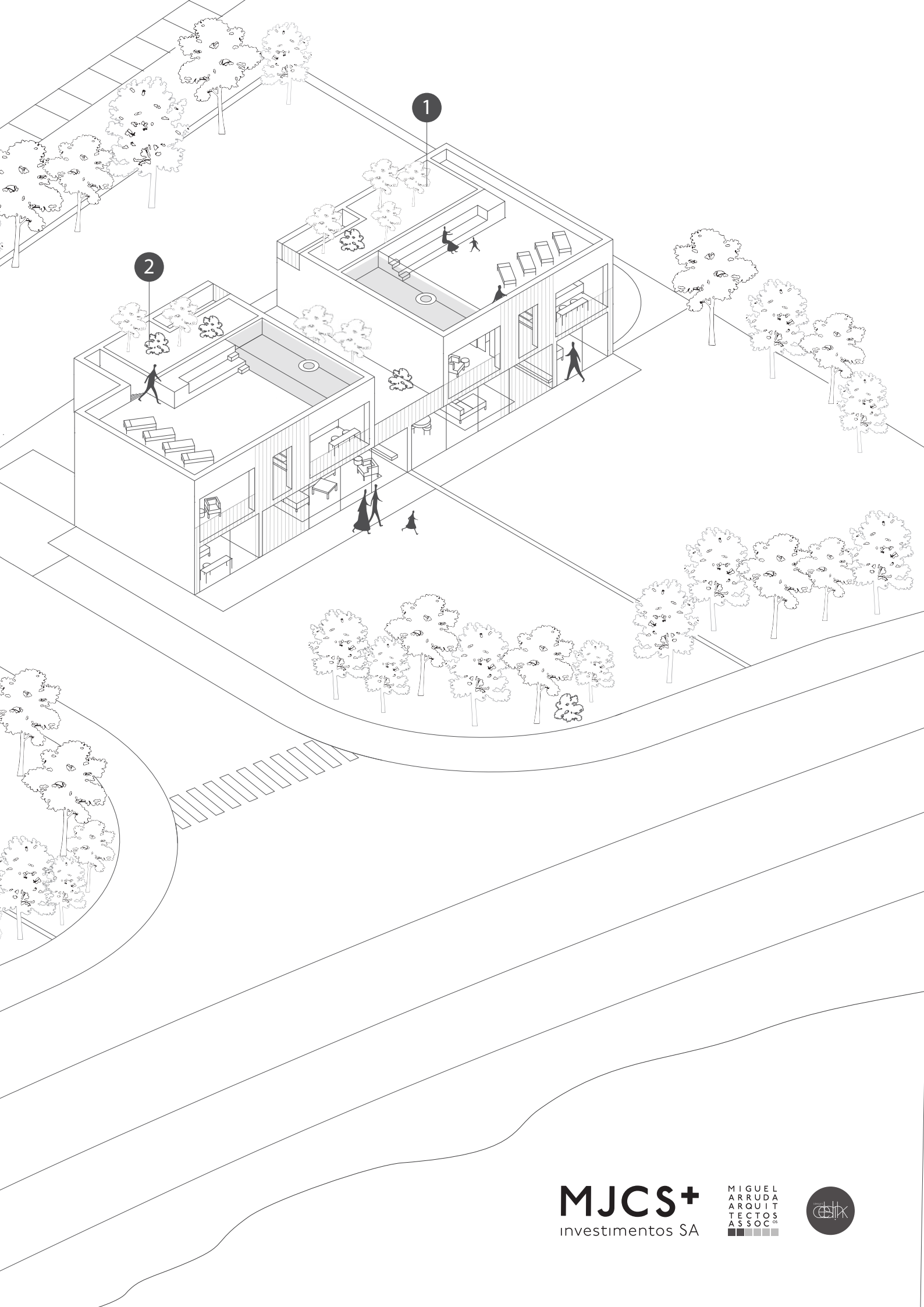
MJCS+
investimentos SA

MIGUEL
ARRUDA
ARQUITECTOS
ASSOCIADOS



Seven wonders with a view





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ASSOCIADOS





E
C 7 A
O N

Come live by the sea with incredible green areas. All in a place with more than 300 days of sunshine per year.

Neighbouring the tranquil Azarujinha beach and many others, there is a wide range of terraces and leisure facilities available throughout the year, allowing you to fully enjoy a special lifestyle by the seaside.

MJCS+
investimentos SA

As a company that invests and develops Prime Property projects, MJCS Investimentos S.A. is a solid base to guarantee a delivery that always goes beyond and above all expectations. Further that, Portugal can be found in one of the top 10 countries for investment in real estate with on-growing revenues, being Estoril the uppermost location near the capital.



MIGUEL
ARRUDA
ARQUIT
TECTOS
ASSOC^{OS}



Miguel Arruda's is a renowned Portuguese architect with background in Sculpture, Design and Architecture. As Professor Emeritus at Faculty of Fine Arts of Lisbon also lectures in Design and Architecture conferences. The work from his studio has been awarded gold in several international competitions and published in various articles of the specialty around the world.



Deslink is a design laboratory led by Chief Designer Ana Lia Santos, known for combining decisive strategy with a hands-on design approach in various design fields. With over 20 years of experience collaborating with Miguel Arruda, Deslink's added value is the creation of a narrative for the brand, which positively involves all stakeholders.

Wonderful to live Perfect to invest

Find all the seven wonders in just one location. All within the best schools, restaurants, entertainment facilities, clubs and, of course, the sea as a view.

Come live in a unique place in the world, in a private luxury resort, where everything has a special glamour. An incredible coast line leads to Lisbon and on the other side to the amazing Estoril many wonders and the picturesque beaches of Cascais and Sintra hills. Located in São Pedro de Estoril on the seafront along Avenida Marginal, this place seamlessly combines luxury and convenience. Just 20 minutes from Lisbon and 5 minutes from Estoril, this neighborhood offers beachfront living, highly-rated schools, vibrant sports, and leisure facilities, all with the beautiful backdrop of the sea. Its proximity to the peaceful Azarujinha beach makes São Pedro de Estoril an ideal location for those seeking a coastal lifestyle. Safe and peaceful, this area has a well-maintained community infrastructure with growth prospects that ensure it as a stable investment.



Live

In Estoril, life is just incredible. Take for example the Cascais Marina, as the largest marina on this Portuguese Riviera. Located on the Bay of Cascais, the marina is host to numerous high profile sailing events, such as the America's Cup World Series, the World Match Racing Tour and the Mirpuri Foundation Sailing Trophy. Living here is worth two lives. Or more.

- Beachfront promenade to Estoril Center (15m walking)
- Luxury Brands, Delicatessen and Wine shops
- Luxury Wellness Center and Thermal SPA
- Cascais Marina
- Historical Gardens and Gardening Centers

Work

The best conditions for developing a business or career are gathered here. Estoril and its surroundings teem with activity such as creative hubs like DNA Cascais (Entrepreneurship and Commerce) or Nova School of Business and Economics, listed in the first places in the Financial Times Masters ranking. Your future awaits you.

- Beautiful Coast Road and Highway to Center of Lisbon (20 min)
- Lisbon Airport and Nearby Airfield - Aeródromo de Tires
- Business Center Taguspark - Technology hub
- International School of Excellence - St. Julian's
- Nova SBE (Carcavelos)

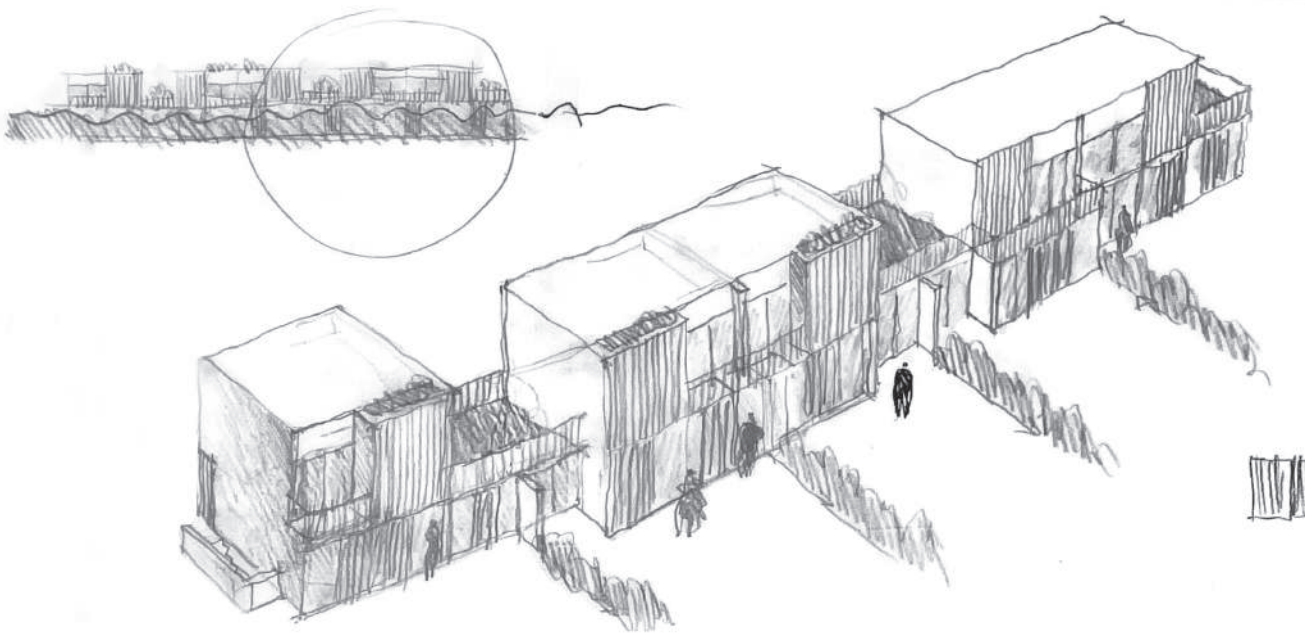
Play

Nobody can live and work without some playfulness. And this is the place where you can do it in a very high-end fashion. That's the case with Oitavos Dunes as the first European golf course designed by the renowned American architect Arthur Hills. Everytime you're going for a walk you can always say: Let's play?

- Golf, Padel & Tennis
- Manuel Possolo Hippodrome
- Cascais Cultural Center, Art Galleries, Museums (like Paula Rego)
- Theaters and Libraries
- Surf, Paddle Schools, Olympic Swimming Pools and Iron Man Circuit
- Casino do Estoril and night life

Careful concept for
an exeptional result





Miguel Arruda:

When describing the design process for the project, it's apparent that the site and the building exist in a symbiotic relationship, each informed by the other. Their subtle integration into the landscape defines the design of the seven family houses — their form and materials respond directly to their setting.

Designed with the city in mind, this concept includes green corridors that offer residents space and privacy. Additionally, these corridors extend the sea view to neighboring homes, aiming to elevate the living experience for both new and existing residents.

Barefoot luxury is the term used to define the arrangement of space within the building. The houses are designed to accommodate the family while retaining a humble, unpretentious character. We have embraced the concept of timeless design, experience and longevity of the building, structure, and details. The team has designed the houses to withstand the test of time. We like to envision our projects as buildings that won't need much renovation, change, or maintenance for many years.







In the interior design approach the focus remains on the surroundings, ensuring that connections outward are maintained and emphasized while moving through the home. Framed views become living artworks from within, watching the seasonal changes alter the surroundings over time while offering a sense of protection and enclosure. A layered palette of materials adds depth to the home. Combining dark metal details with modern tiles and natural elements such as stone and timber adds tactility. Balancing the interior richness with the surrounding landscape is vital to the home's identity, creating a neutral palette that combines Portuguese traditions with modern solutions. Products from reliable producers such as Marazzi, Grohe, and Ribadão have been chosen to ensure convenient everyday use and guaranteed quality.



Walls
Synesthesia
Calacatta Emerald
120x278cm

Walls
Marazzi MAGN
Green / Turquoise
60x240mm

Walls
Marazzi
Sahara Noit
160x320cm



Wall paint
CIN Antologia
L4055
Helio Gray



Taps Grohe
Atrio Private
Collection
Brushed hard graphite



Kitchen cabinets
L4094
Green Marine



European oak floor
220x160cm
Douro Rio Collection
Ribadão

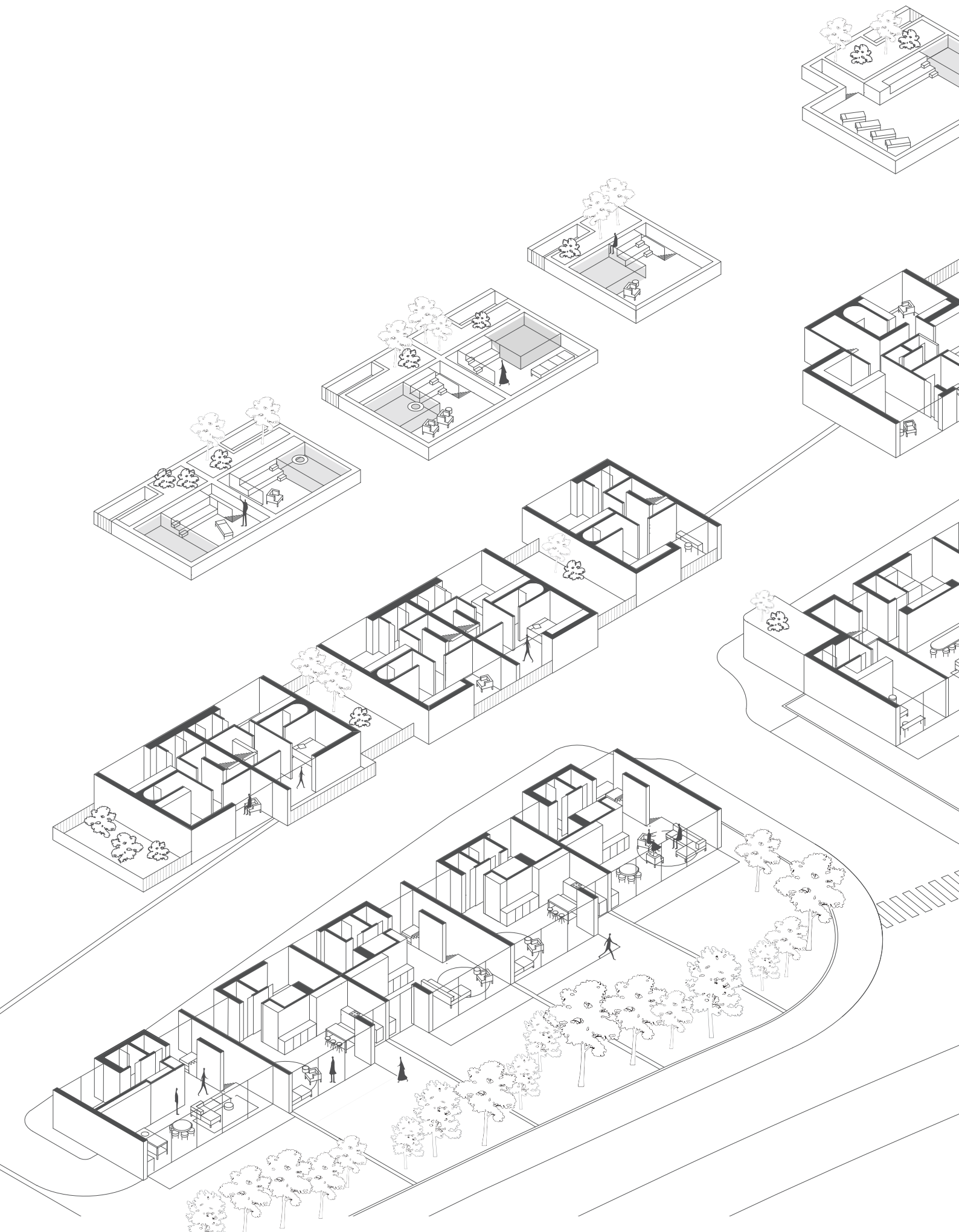


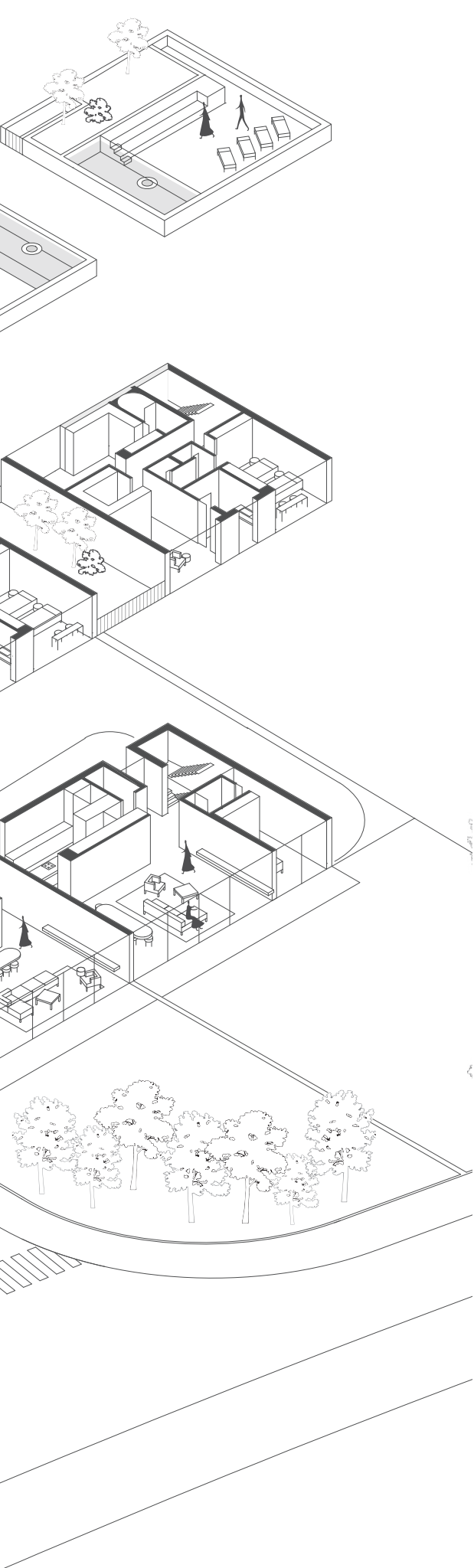
Wall paint
CIN Antologia
L4055
Helio Gray

Washbasin
Casabath
SCHEDA LUCEZI



Shower glass
TIMELESS®
SAINT-GOBAIN
12mm





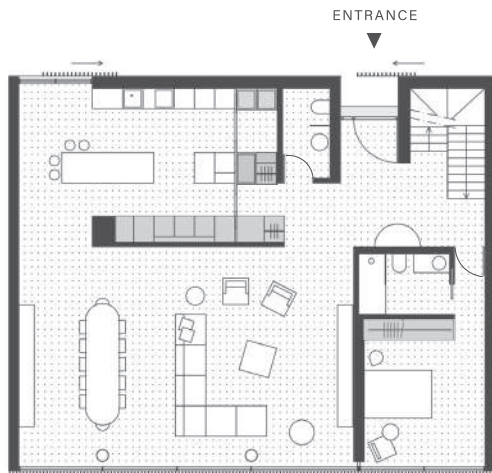
Each family house includes

- Spacious living areas with wide windows and ample daylight
- A fully equipped modern kitchen with pantry
- Three or four suites (T3 or T4), walk in closets and guest bathroom
- A large rooftop terrace with top heated pool / swimming function
- Green areas and private garden
- Up to 4 parking spaces in the garage
- High-quality insulation, finish, and modern amenities

The property features a harmonious indoor-outdoor living experience. The spacious private garden blends seamlessly with the open plan of the living room and kitchen. The second floor offers a set of different peaceful bedroom space with stunning views. The roof terrace features a spacious area and a glass pool / SPA pool looking to the ocean.

On the western side, the home unfolds from the entry and opens up level by level. The view is framed as we follow the stairs. Each of these spaces is designed to connect to the outdoors, allowing light in and providing views while using landscaping to maintain a grounded feeling.

The building's design narrative captures the essence of a modern beach house, intentionally designed for simplicity and essential convenience to heighten the experience of living at the ocean's edge. With contemporary approach the architecture creates a private family retreat capable of balancing the brilliance of the ocean with the beauty of the coastal flora.

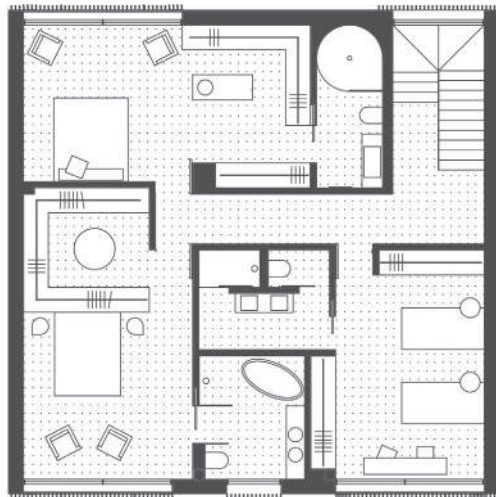


GROUND FLOOR

HALL	12.5
STAIRS	7.5
WC	4.0
SUITE	17.5
LIVING	65.0
KITCHEN	36.0
WC	2.5

Located on the project's east side, the house is part of the Family Houses. The ground floor offers an open view through the south-facing windows and a terrace that leads to the private garden.

AREA (m²) 145

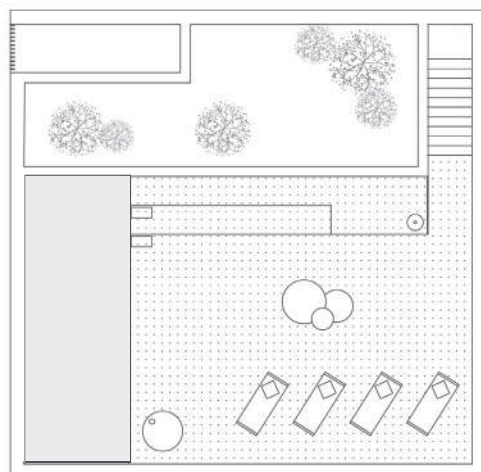


FIRST FLOOR

HALL	8.5
MASTER S.	28.0
WC	7.5
SUITE	26.5
WC	7.5
SUITE 2	22.0
WC 2	6.0

The building's first floor contains two spacious suites, each with a private bathroom and wide windows for plenty of natural light. An addition to the Master suite is a south-facing balcony with an ocean view.

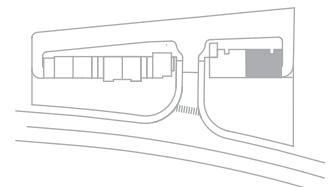
AREA (m²) 106



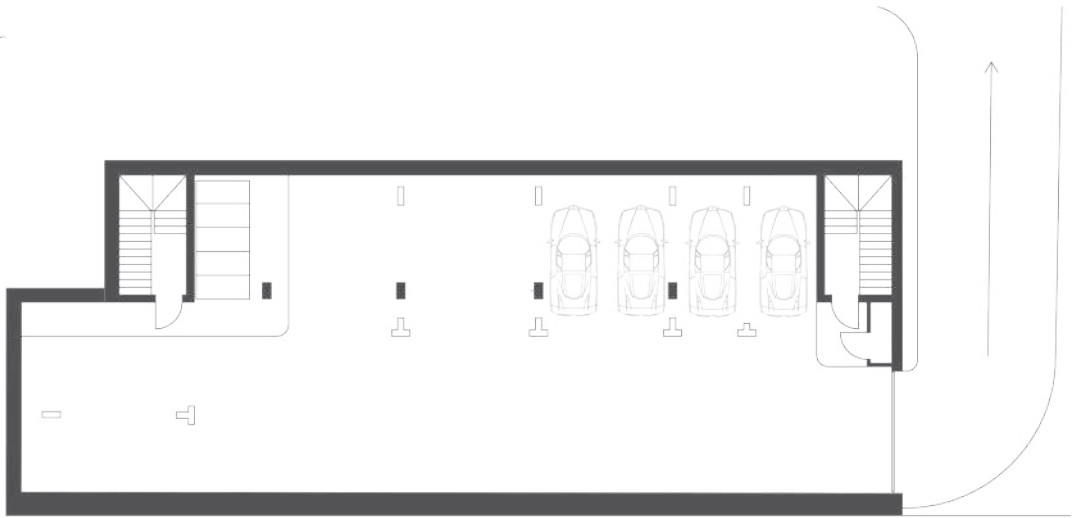
SECOND FLOOR



TERRACE	79.0
GREEN AREA	31.5
AREA (m ²)	110.5



The building's second floor boasts a spacious open terrace with a glass pool that overlooks the ocean. Additionally, there is a green area on the terrace, creating a tranquil and natural atmosphere.



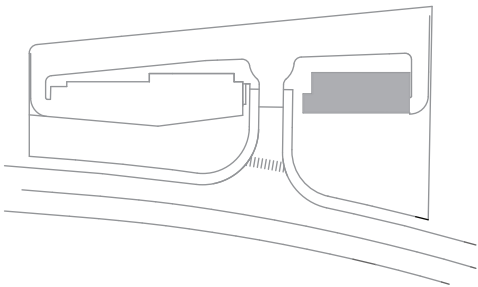
UNDERGROUND PARKING

FAMILY HOUSE IST T4



PARKING SPACE 88.0

The property offers convenient underground parking for up to four vehicles and a storage room with an easy access to the house through a private staircase

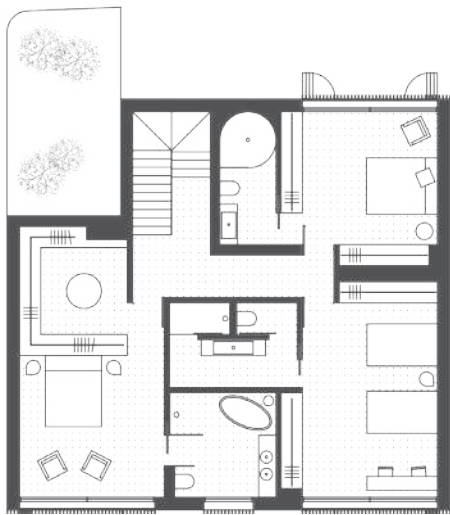


	AREA (m ²)
INTERIOR	361.5
EXTERIOR	540
SOUTH GARDEN	497
NORTH GARDEN	42.5



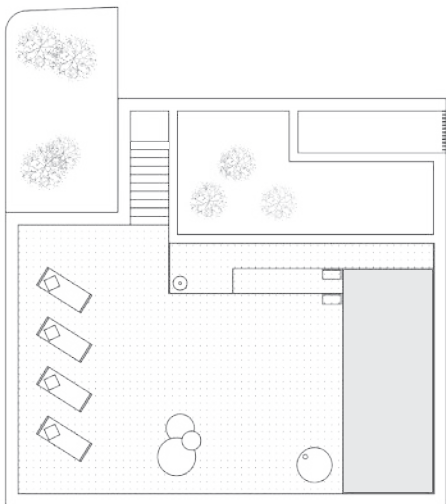
GROUND FLOOR

HALL	12.5	Located on the project's east side, the house is part of the Family Houses. The ground floor offers an open view through the south-facing windows and a terrace that leads to the private garden.
STAIRS	7.5	
SUITE WC	6.0	
SUITE	24.5	
LIVING	70.0	
KITCHEN	23.5	
WC	4.0	
AREA (m ²)	148	



FIRST FLOOR

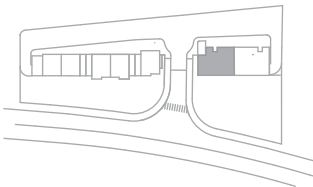
HALL	8.5	The building's first floor contains two spacious suites, each with a private bathroom and wide windows for plenty of natural light. An addition to the Master suite is a south-facing balcony with an ocean view.
M. SUITE	29.0	
WC	9.0	
SUITE	25.0	
SUITE WC	9.0	
SUITE 2	19.0	
WC 2	6.0	
AREA (m ²)	105.5	



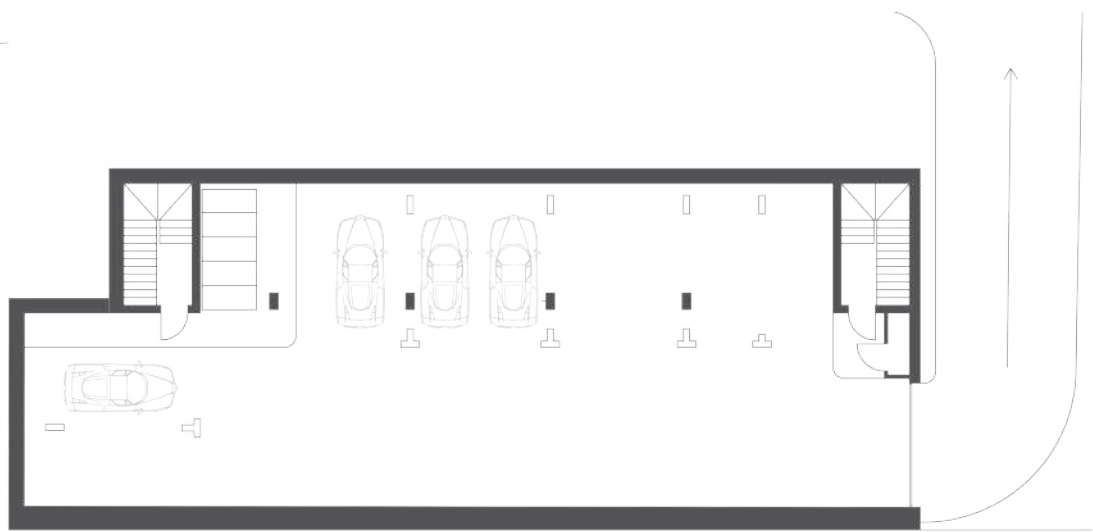
SECOND FLOOR



TERRACE	92.0
GREEN AREA	22.0
AREA (m ²)	114



The building's second floor boasts a spacious open terrace with a glass pool that overlooks the ocean. Additionally, there is a green area on the terrace, creating a tranquil and natural atmosphere.



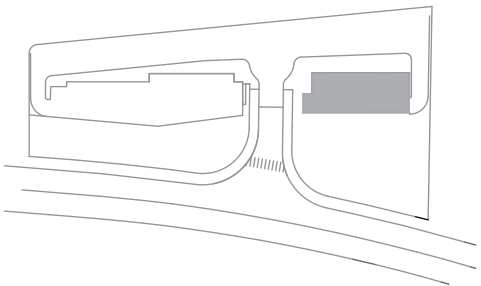
UNDERGROUND PARKING

FAMILY HOUSE 2ND T4

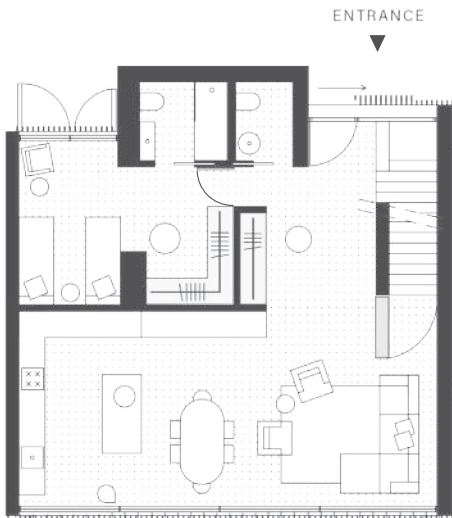


PARKING SPACE 80.0

The property offers convenient underground parking for up to four vehicles and a storage room with an easy access to the house through a private staircase

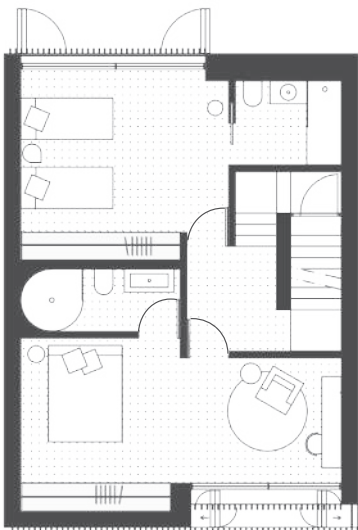


	AREA (m ²)
INTERIOR	367.5
EXTERIOR	684
SOUTH GARDEN	360
NORTH GARDEN	30



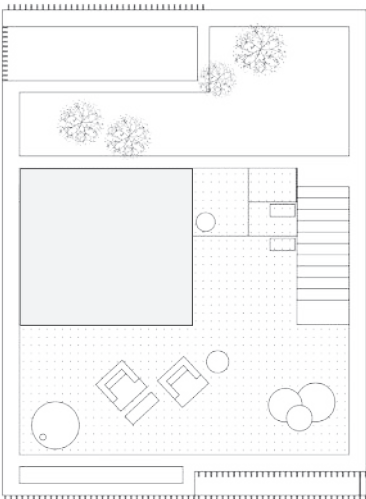
GROUND FLOOR

HALL	18	Located on the project's west side, the house is part of the Family Houses. The ground floor offers an open view through the south-facing windows and a terrace that leads to the private garden.
WC	2.5	
SUITE	16.5	
SUITE WC	4.0	
LIVING	29.0	
KITCHEN	14.0	
AREA (m ²)		84



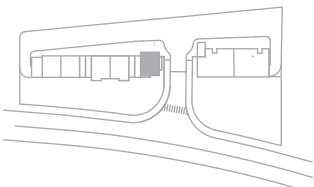
FIRST FLOOR

HALL	8.5	The building's first floor contains two spacious suites, each with a private bathroom and wide windows for plenty of natural light. An addition to the Master suite is a south-facing balcony with an ocean view.
M. SUITE	25.0	
WC	4.5	
SUITE	19.5	
WC	4.5	
AREA (m ²)		62

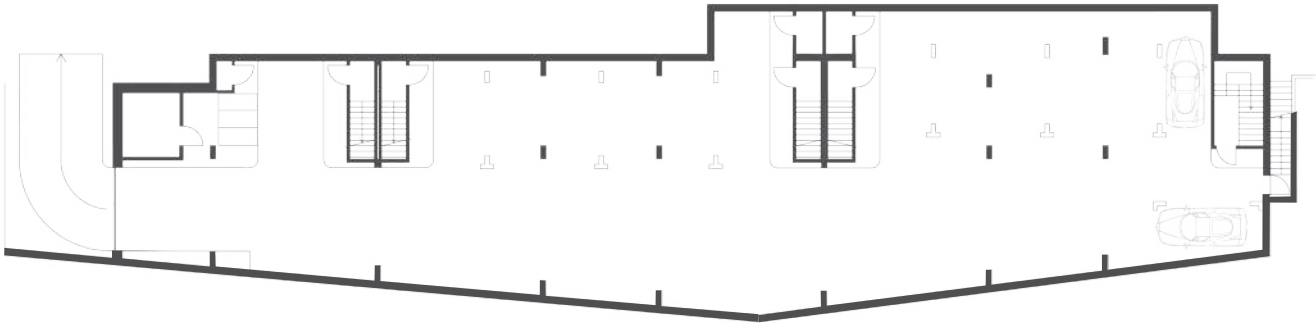


SECOND FLOOR

TERRACE	42.0
GREEN AREA	15.5
AREA (m ²)	57.5



The building's second floor boasts a spacious open terrace with a glass pool that overlooks the ocean. Additionally, there is a green area on the terrace, creating a tranquil and natural atmosphere.



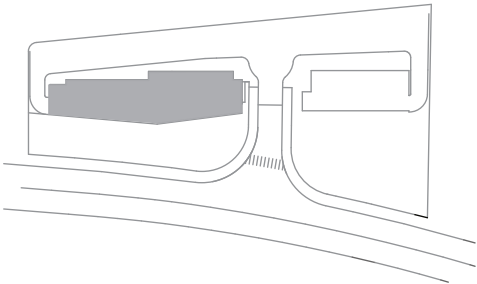
UNDERGROUND PARKING

FAMILY HOUSE 3RD T3

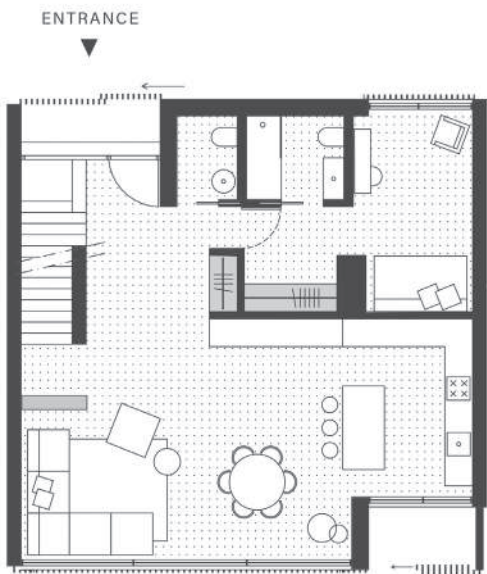


PARKING SPACE 33.0

The property offers convenient underground parking for up to two vehicles and a storage room with an easy access to the house through a private staircase



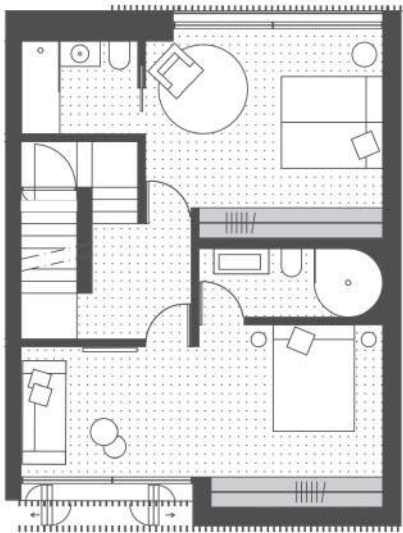
	AREA (m ²)
INTERIOR	203.5
EXTERIOR	212
SOUTH GARDEN	151
NORTH GARDEN	31.5



GROUND FLOOR

HALL	18.0	Located on the project's west side, the house is part of the Family Houses. The ground floor offers an open view through the south-facing windows and a terrace that leads to the private garden.
SUITE	16.5	
SUITE WC	2.5	
LIVING	33.0	
KITCHEN	12.5	
WC	2.5	

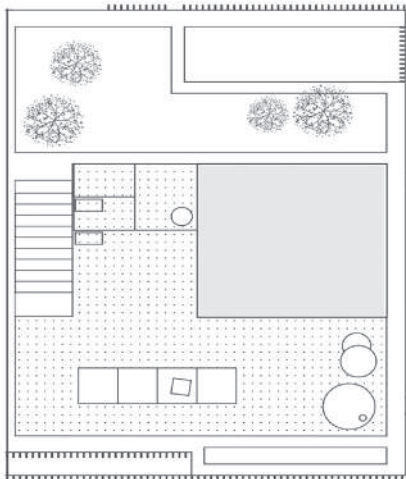
AREA (m²) 85



FIRST FLOOR

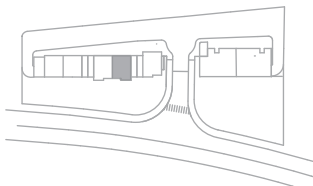
HALL	8.5	The building's first floor contains two spacious suites, each with a private bathroom and wide windows for plenty of natural light. An addition to the Master suite is a south-facing balcony with an ocean view.
M. SUITE	25.0	
WC	5.0	
SUITE	19.5	
SUITE WC	4.5	

AREA (m²) 62.5

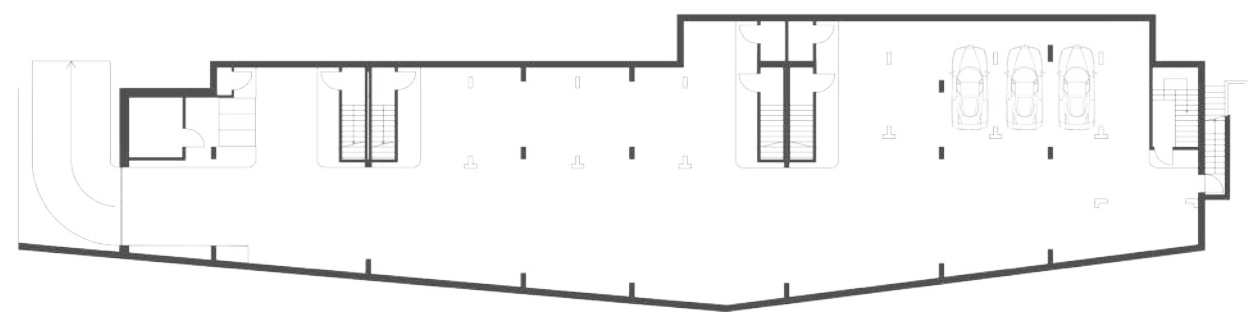


SECOND FLOOR

TERRACE	42.0
GREEN AREA	15.5
AREA (m ²)	57.5



The building's second floor boasts a spacious open terrace with a glass pool that overlooks the ocean. Additionally, there is a green area on the terrace, creating a tranquil and natural atmosphere.



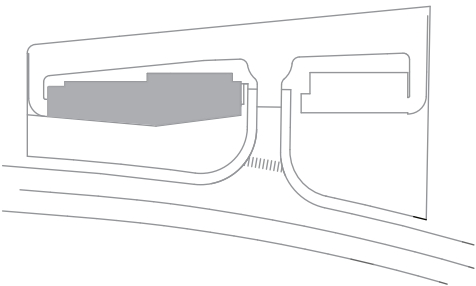
UNDERGROUND PARKING

FAMILY HOUSE 4TH T3

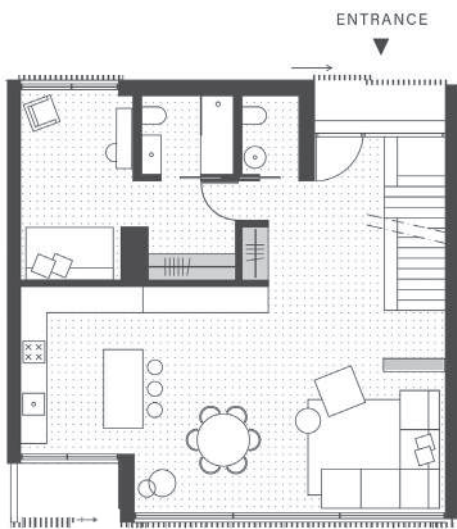
PARKING SPACE

45.0

The property offers convenient underground parking for up to three vehicles and a storage room with an easy access to the house through a private staircase

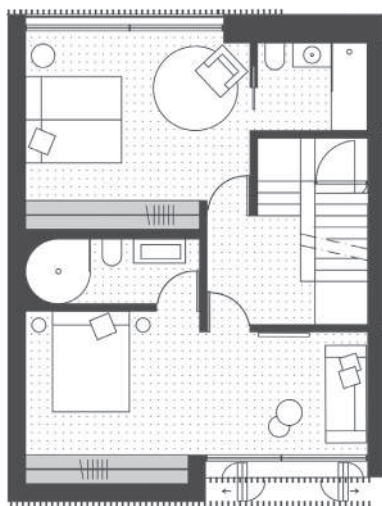


	AREA (m ²)
INTERIOR	203
EXTERIOR	234
SOUTH GARDEN	137
NORTH GARDEN	36



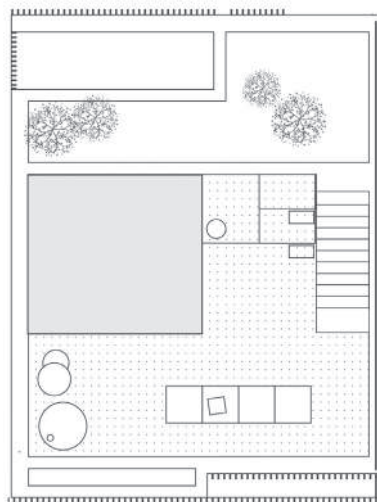
GROUND FLOOR

HALL	18.0	Located on the project's west side, the house is part of the Family Houses. The ground floor offers an open view through the south-facing windows and a terrace that leads to the private garden.
SUITE	16.5	
SUITE WC	2.5	
LIVING	33.0	
KITCHEN	12.5	
WC	2.5	
AREA (m ²)	86	



FIRST FLOOR

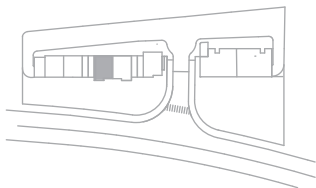
HALL	8.5	The building's first floor contains two spacious suites, each with a private bathroom and wide windows for plenty of natural light. An addition to the Master suite is a south-facing balcony with an ocean view.
M.SUITE	25.0	
WC	5.0	
SUITE	19.5	
SUITE WC	4.5	
AREA (m ²)	62.5	



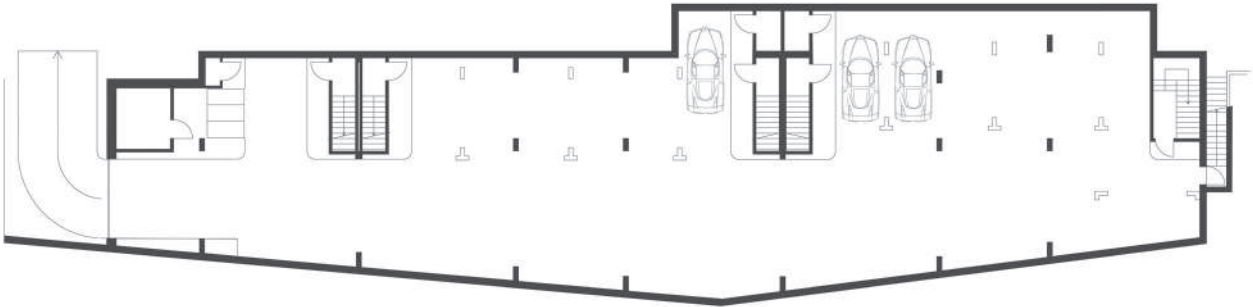
SECOND FLOOR



TERRACE	42.0
GREEN AREA	15.5
AREA (m ²)	57.5



The building's second floor boasts a spacious open terrace with a glass pool that overlooks the ocean. Additionally, there is a green area on the terrace, creating a tranquil and natural atmosphere.



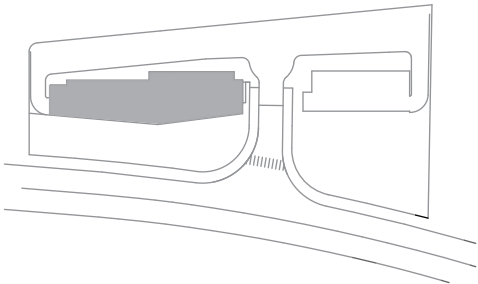
UNDERGROUND PARKING

FAMILY HOUSE 5TH T3

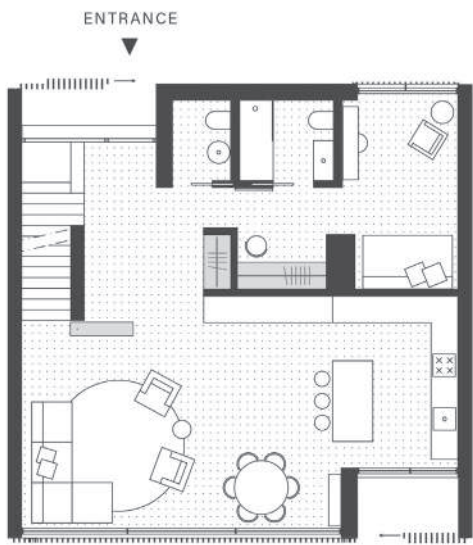
PARKING SPACE

42.0

The property offers convenient underground parking for up to three vehicles and a storage room with an easy access to the house through a private staircase



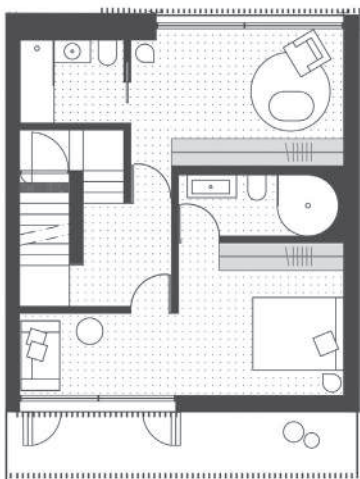
	AREA (m ²)
INTERIOR	212
EXTERIOR	254
SOUTH GARDEN	125.5
NORTH GARDEN	26.5



GROUND FLOOR

HALL	17.0	Located on the project's west side, the house is part of the Family Houses. The ground floor offers an open view through the south-facing windows and a terrace that leads to the private garden.
LIVING	33.0	
KITCHEN	12.0	
SUITE	16.5	
SUITE WC	4.0	
WC	2.5	

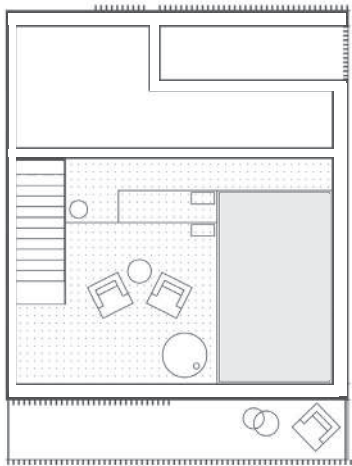
AREA (m²) 85



FIRST FLOOR

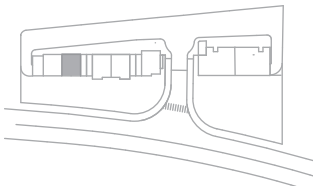
HALL	8.5	The building's first floor contains two spacious suites, each with a private bathroom and wide windows for plenty of natural light. An addition to the Master suite is a south-facing balcony with an ocean view.
M. SUITE	28.5	
WC	5.0	
SUITE	15.5	
SUITE WC	4.5	

AREA (m²) 62

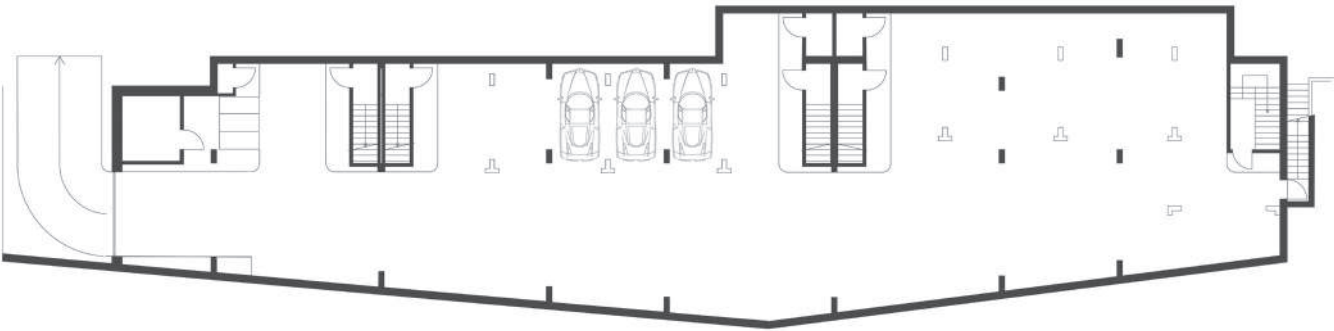


SECOND FLOOR

TERRACE	36.0
GREEN AREA	12.0
AREA (m ²)	48



The building's second floor boasts a spacious open terrace with a glass pool that overlooks the ocean. Additionally, there is a green area on the terrace, creating a tranquil and natural atmosphere.



UNDERGROUND PARKING

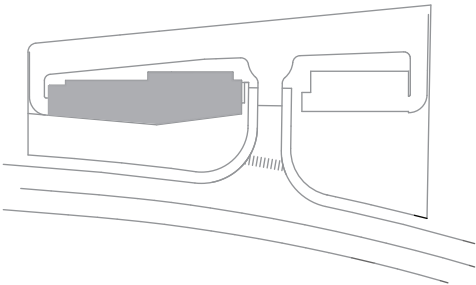
FAMILY HOUSE 6TH T3



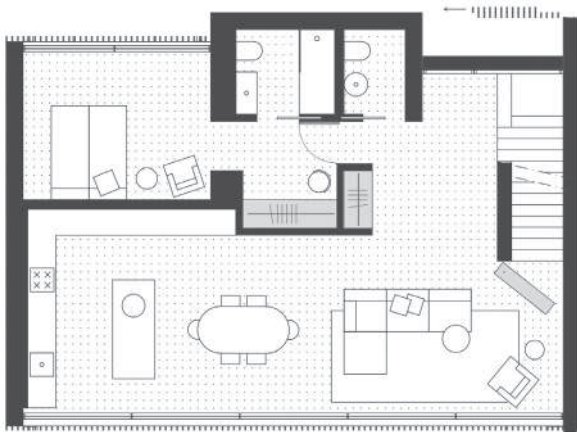
PARKING SPACE

42.0

The property offers convenient underground parking for up to three vehicles and a storage room with an easy access to the house through a private staircase



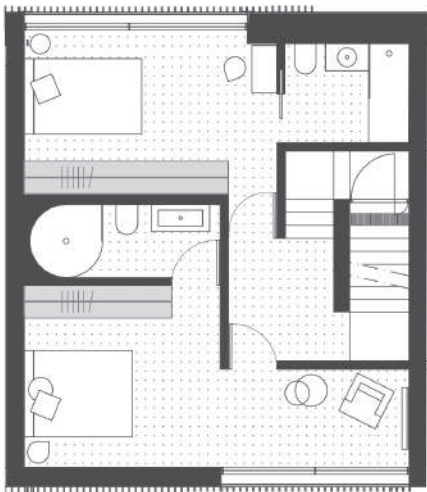
	AREA (m ²)
INTERIOR	195
EXTERIOR	185
SOUTH GARDEN	115
NORTH GARDEN	17



GROUND FLOOR

HALL	17.0	Located on the project's west side, the house is part of the Family Houses. The ground floor offers an open view through the south-facing windows and a terrace that leads to the private garden.
LIVING	30.5	
KITCHEN	13.5	
SUITE	18.5	
SUITE WC	4.0	
WC	2.5	

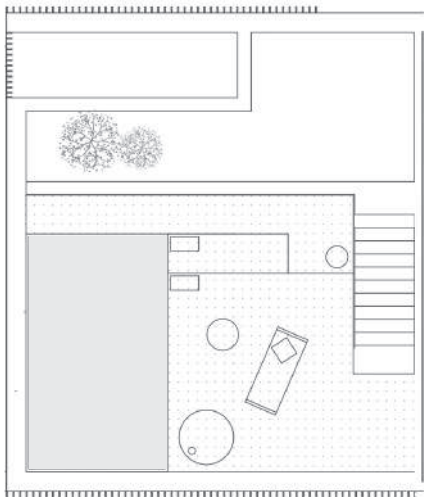
AREA (m ²)	86
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FIRST FLOOR

HALL	8.5	The building's first floor contains two spacious suites, each with a private bathroom and wide windows for plenty of natural light. An addition to the Master suite is a south-facing balcony with an ocean view.
M. SUITE	18.5	
WC	5.0	
SUITE	15.5	
SUITE WC	4.5	

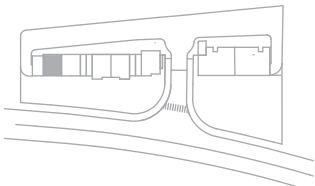
AREA (m ²)	52
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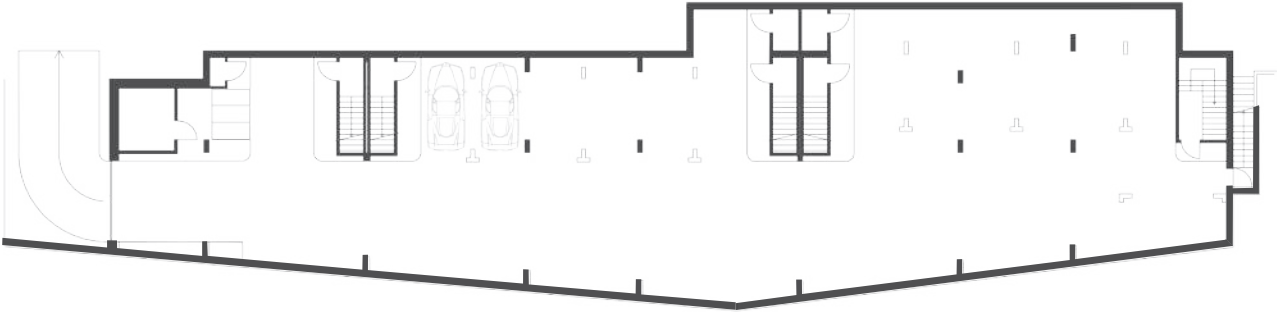
SECOND FLOOR



TERRACE	36.0
GREEN AREA	12.0
AREA (m ²)	49



The building's second floor boasts a spacious open terrace with a glass pool that overlooks the ocean. Additionally, there is a green area on the terrace, creating a tranquil and natural atmosphere.



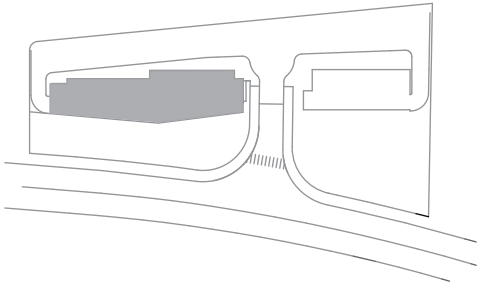
UNDERGROUND PARKING

FAMILY HOUSE 7TH T3



PARKING SPACE 30.0

The property offers convenient underground parking for up to two vehicles and a storage room with an easy access to the house through a private staircase



AREA (m²)

INTERIOR	187
EXTERIOR	266
SOUTH GARDEN	195
NORTH GARDEN	11



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With only seven houses, this private condominium with its contemporary design, harmoniously blends with the beautiful landscape surrounding each house, ensuring total privacy. The common areas feature landscaped gardens, and each house has its own with a private pool / SPA in the terrace, all with 24-hour security. Ocean 7 features several types of Family Houses. Each has its own unique features.

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