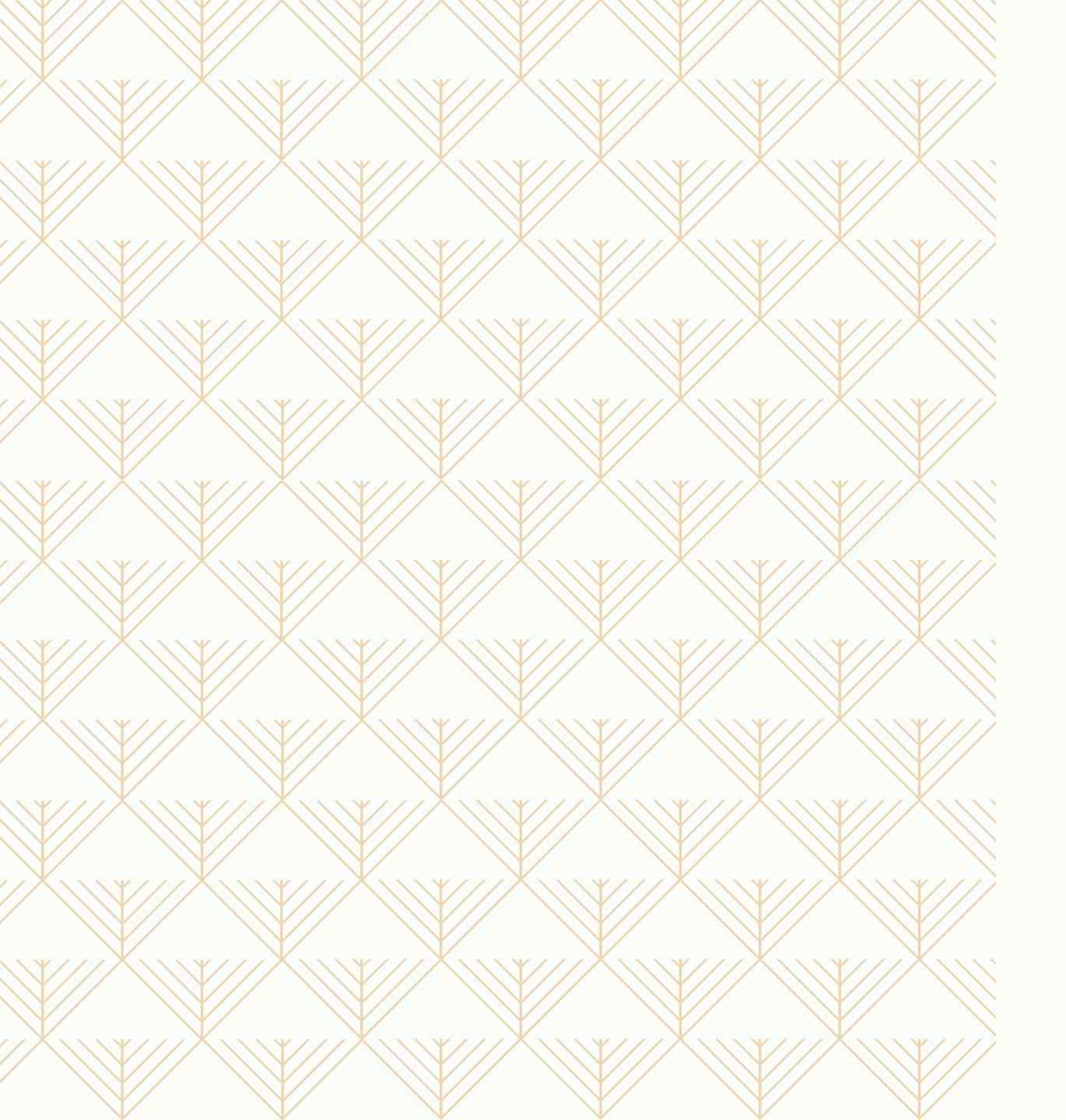
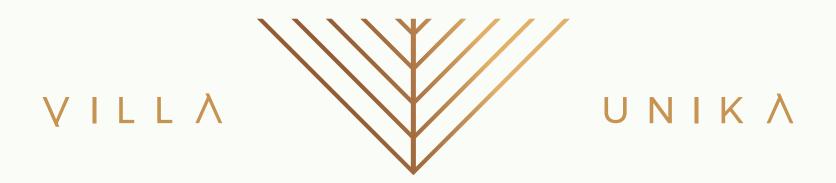


UNIKA







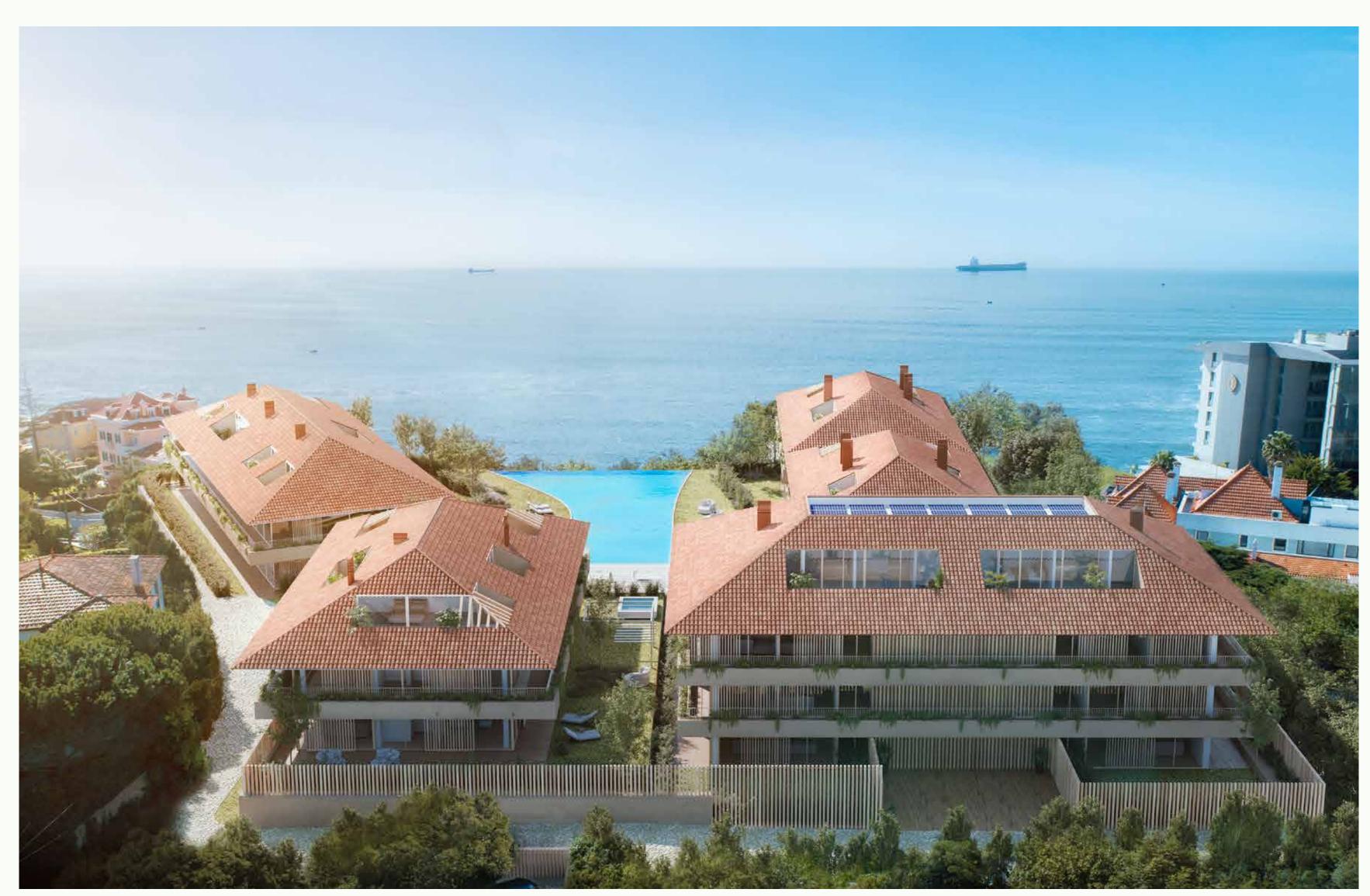
A place made of exceptions.

The charm of Monte Estoril.
The light. The sea close by.
The horizon. The promenade.
The green all around.

A place made of unique and exclusive details, where the exception becomes the rule.







### The surroundings are an exception.

The best details are invisible at first sight. When you arrive at this unique place, in the heart of Monte Estoril, you sense that its rare harmony is not an accident. The noble timber that frames the structure and the spaces, the green wooded areas where the exotic and the native mingle, defining a fortress of tranquillity, and the Atlantic breeze blowing from the sea just 50 meters away.

An exceptional place, where living is as natural as essential.





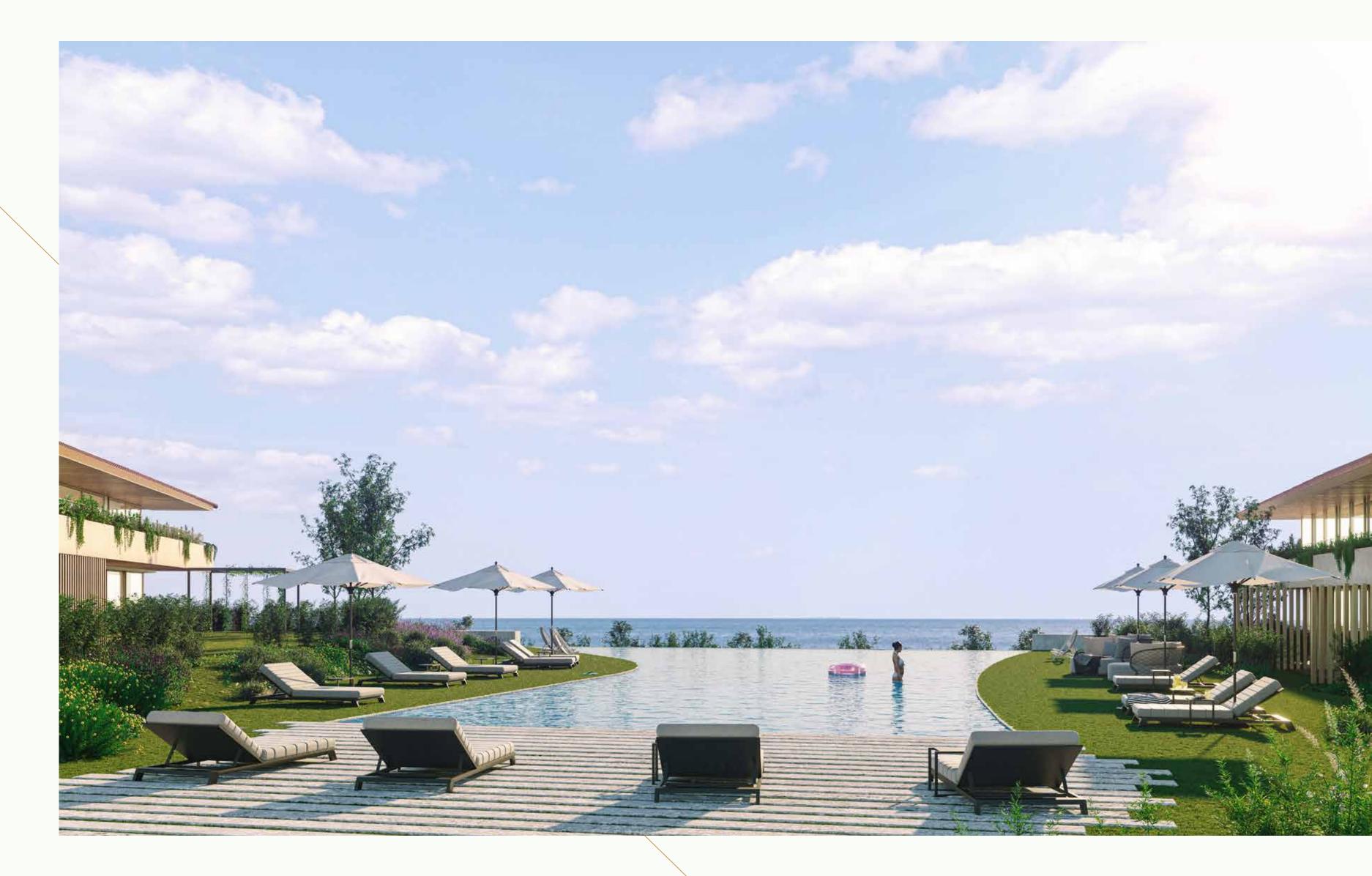


#### Exclusivity is an exception.

Here, next to the sea, you will enjoy an exclusive life.

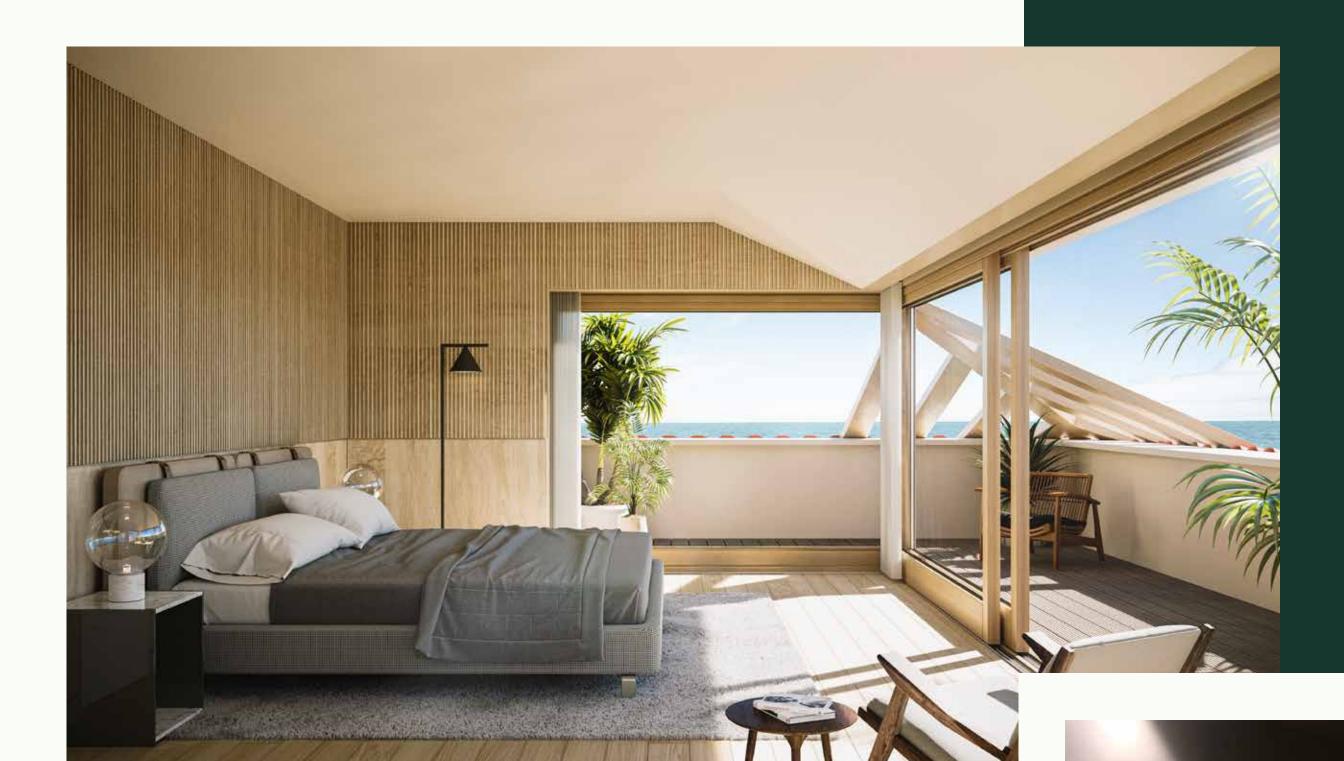
At Villa Unika, we offer 16 elegant residences, carefully equipped with leading brands and high quality finishings, transforming each residence into a modern, comfortable and exceptional space. The 3-bedroom to 6-bedroom duplex residences have spacious areas, from 154 sqm to 354 sqm, private parking and storage areas, generous terraces and balconies, private gardens with swimming pool, all designed for you to find your own tranquil and welcoming spot.

And to fulfill your life in this paradise of exceptions, you will enjoy pleasant moments in the garden with the infinity pool facing the sea or in the exclusive Spa with sauna, Turkish bath, indoor pool and fully equipped gym.









Villa Unika mirrors the calm of the historical Estoril chalets.

In a relationship of reciprocity with the sea horizon, its lines pay homage to the contemporary trends in fine Portuguese architecture. However, it is in the lavish details, meticulously devised by the prestigious architect Frederico Valsassina, that this project stands out and raises the lifestyle of the Villa Unika residents.

An exclusive paradise facing south, fully exposed to the famous light of Portugal, where the exceptional potential of each day is as vast as the ocean.

Villa Unika, located in the picturesque Estoril village where "Passo do Caçador" once existed, enjoys superb views over the Cascais Bay and Tamariz, the whole project being imbued with the memory of living in "Linha".

The constant architectural interventions carried out in recent years have given the place a variety of images, and it is somewhat difficult to find common characteristics amid the surrounding buildings. Even so, the intervention sought to blend with the surrounding constructions, without taking heed of the dissonant buildings. The proposed buildings are fully occupied by multifamily housing, in five blocks, three of which located on the north side of the plot, with three floors and an additional setback floor, and another two on the west side, with two floors and a setback, magnifying the intervention's blending with the neighbouring buildings and creating the possibility for everyone to enjoy sea views.

The intervention seeks a relationship with the surrounding area, and to this end there is a formal separation between the buildings facing the Avenida Marginal. At the central area of the development, a communal swimming pool, with privileged views and bathed in sunlight, frames the buildings around it.

The entire intervention is involved in a strong mass of green, complemented by the solutions designed for the balconies and the hedges that make the separation between residences and common areas in the ground floors, building a coherent interplay between the built areas and the existing and proposed green structure.

All the areas surrounding the buildings comprise a diversity of green spots for common use, meandering along the walking paths and following the geometrical and compositional rationale of the private areas. The outdoor pavements are built for easy circulation while always ensuring permeability to the soil. The parking spaces and accesses were designed in such a way as not to interfere with pedestrian zones.

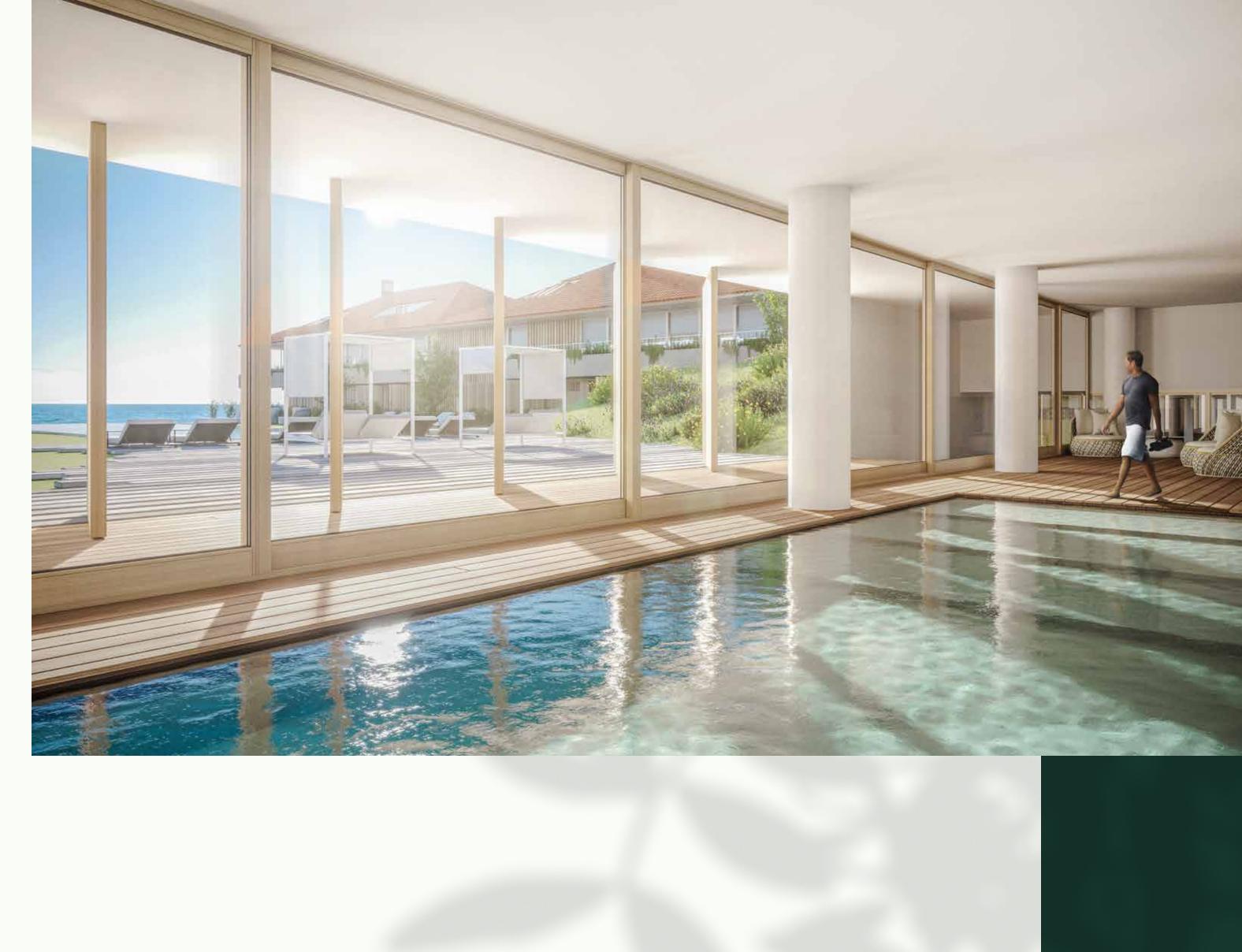
The private spaces benefit from the same visual protection by hedges and from the usage of lighter structures, such as vines intertwined on latticework.

Our proposal thus seeks to address the needs of all residents, affording a pleasant experience and harmonious coexistence, with the safety and privacy of future residents standing as a fundamental premise for the project.

Architect Frederico Valsassina

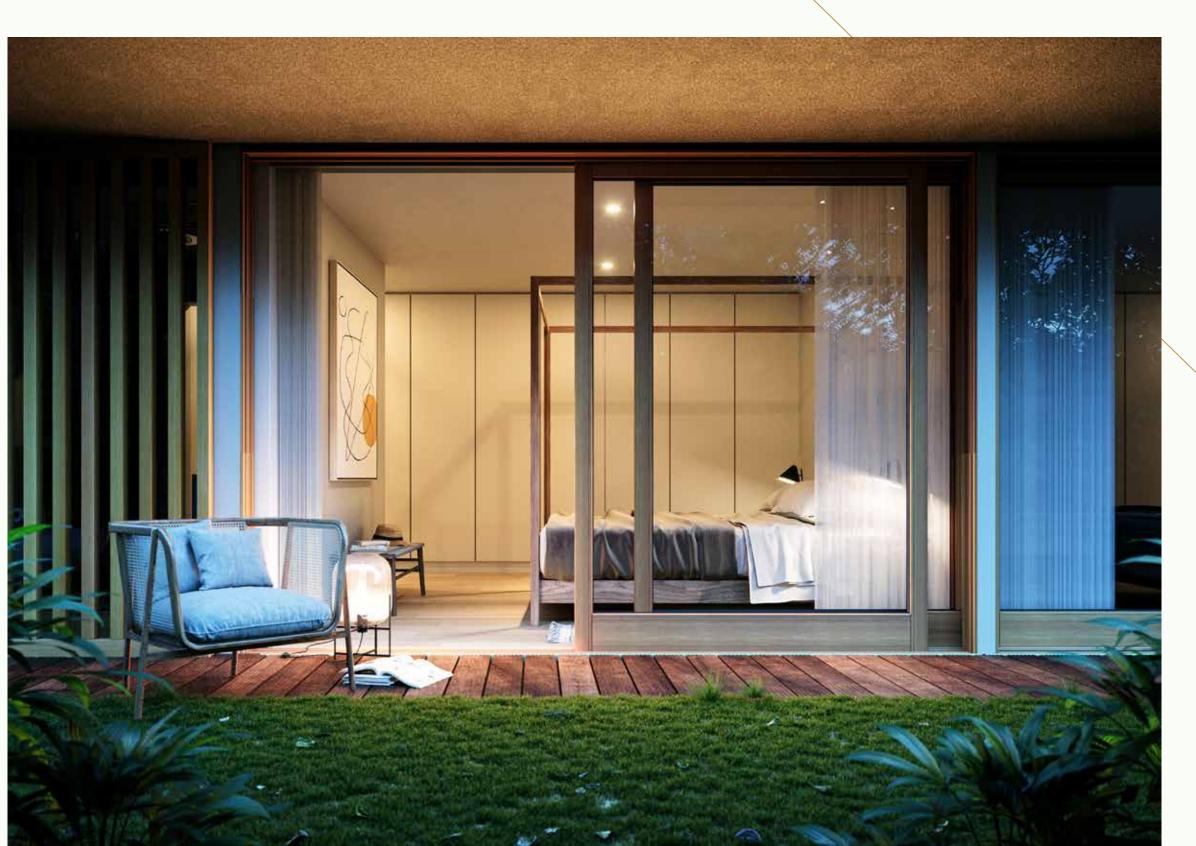






















Unit	Floor	Typology	Gross Private Area (sqm)	Terraces and Balconies (sqm)	Gardens (sqm)
A.1.A	1	3-bedroom	188	_	212
A.1.B	1	3-bedroom	181	_	236
A.1.C	1	3-bedroom	212	_	273
A.2.A	2	3-bedroom	188	63	_
A.2.B	2	3-bedroom	181	59	_
A.2.C	2	3-bedroom	154	69	_
A.2.D	2 and 3	3-bedroom Duplex	160	92	_
A.3.A	3 and 4	6-bedroom Duplex	286	105	_
A.3.B	3 and 4	6-bedroom Duplex	279	102	_





Unit	Floor	Typology	Gross Private Area (sqm)	Terraces/ Balconies (sqm)	Gardens (sqm)
B.1.A	1	3+1-bedroom	250	_	224
B.1.B	1	3+1-bedroom	250	_	182
B.2.A	2 and 3	5+1-bedroom Duplex	354	135	_
B.2.B	2 and 3	5+1-bedroom Duplex	353	137	_

Residences					
					Б
		A second	mana liberalis		-
	一下。 第二章 第二章 第二章 第二章 第二章 第二章 第二章 第二章 第二章 第二章				MS
				A V	
生活电压 基金	The state of the s				
				A ATSURA	AR
	<b>一种</b>				
	Market Light A.				
				The second	
		The state of the s			
	THE REPORT OF THE PARTY OF THE				







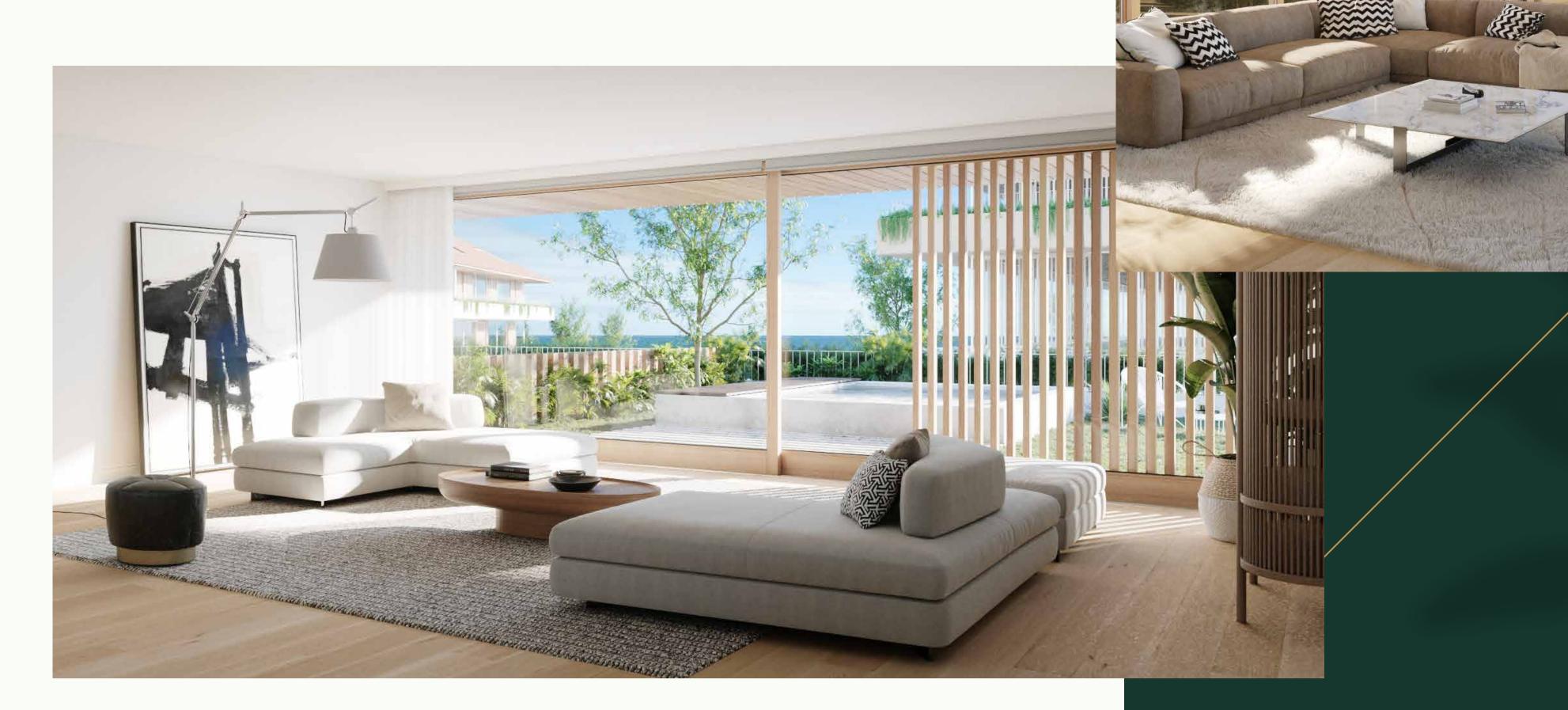
0.0	

Unit	Floor	Typology
C.1.A	1 and 2	4-bedroom Duplex
C.1.B	1 and 2	4-bedroom Duplex
C.2.A	2 and 3	3+1-bedroom Duplex

Gross Private Area (sqm)	Terraces/ Balconies (sqm)	Gardens (sqm)
298	52	216
316	52	241
302	104	_













#### PRIVATE GARDENS

Enjoy your private garden with swimming pool to socialize with family and friends.



#### GYM

Stay in shape in Villa Unika's exclusive gym for residents.
A fully equipped space, suiting your workout.



# PRIVATE PARKING

An easy parking is the first step to feeling at home.

Car circulation on the surface of the property is minimal, since parking spaces and accesses were designed in such a way as not to interfere with pedestrian zones.

Villa Unika offers 54 private parking spaces.



#### OUTDOOR INFINITY POOL

Dive into Villa Unika's infinity pool and take in the view over the ocean.







#### **EXCLUSIVE SPA**

Take a moment to relax and recharge in Villa Unika's sauna, Turkish bath, or indoor pool.

An ancient invention that is being rediscovered as an essential aid to our well-being.





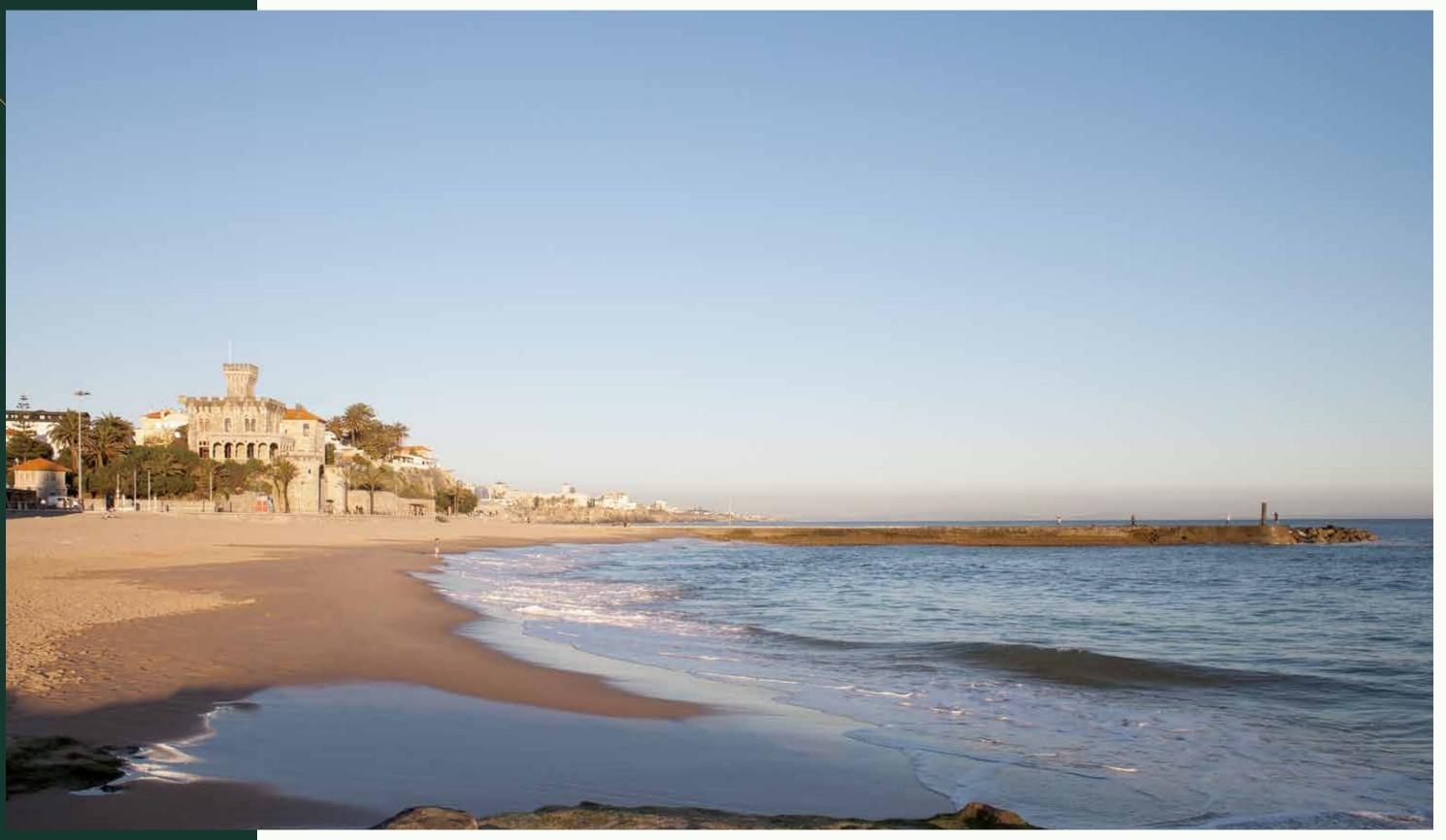
## Where each day will be an exception.

Monte Estoril is a privileged location. And everything you need to turn each day into a privilege will be close at a stone's throw, between the beach and the gardens.

From the charming patisseries to the most exclusive restaurants in Portugal, there is plenty around for you to bask in the most exquisite food and sweetmeats in the country. The gourmet markets and boutiques in the neighbouring area will make your delights on Sunday strolls. All around you, tennis courts, golf courses and horse-riding facilities, in some of the most prestigious sports schools, open their doors to the most passionate sports fans. And at any time, the iconic promenade (paredão) can turn your way home into an unforgettable experience, gazing at the peacefulness of the Atlantic sea, while walking or cycling,

Nearby, the charm of Estoril awaits, once home to several European royal families and the setting for classic espionage operations in film and literature. Just beyond Estoril, enjoy the charm of Cascais and its offer of restaurants, services and shops, from the most renowned hairstylers to glamorous fashion and accessories brands. If you want to relax, enjoy the beach, the marina and water sports, or visit the art, design and decoration galleries.

A short distance away, you can also visit the magic town of Sintra, which has inspired many a writer and artist. Or step into Lisbon, one of the most sought-after European capitals, which every day bewitches both residents and visitors with its light and lively atmosphere.



Tamariz Beach



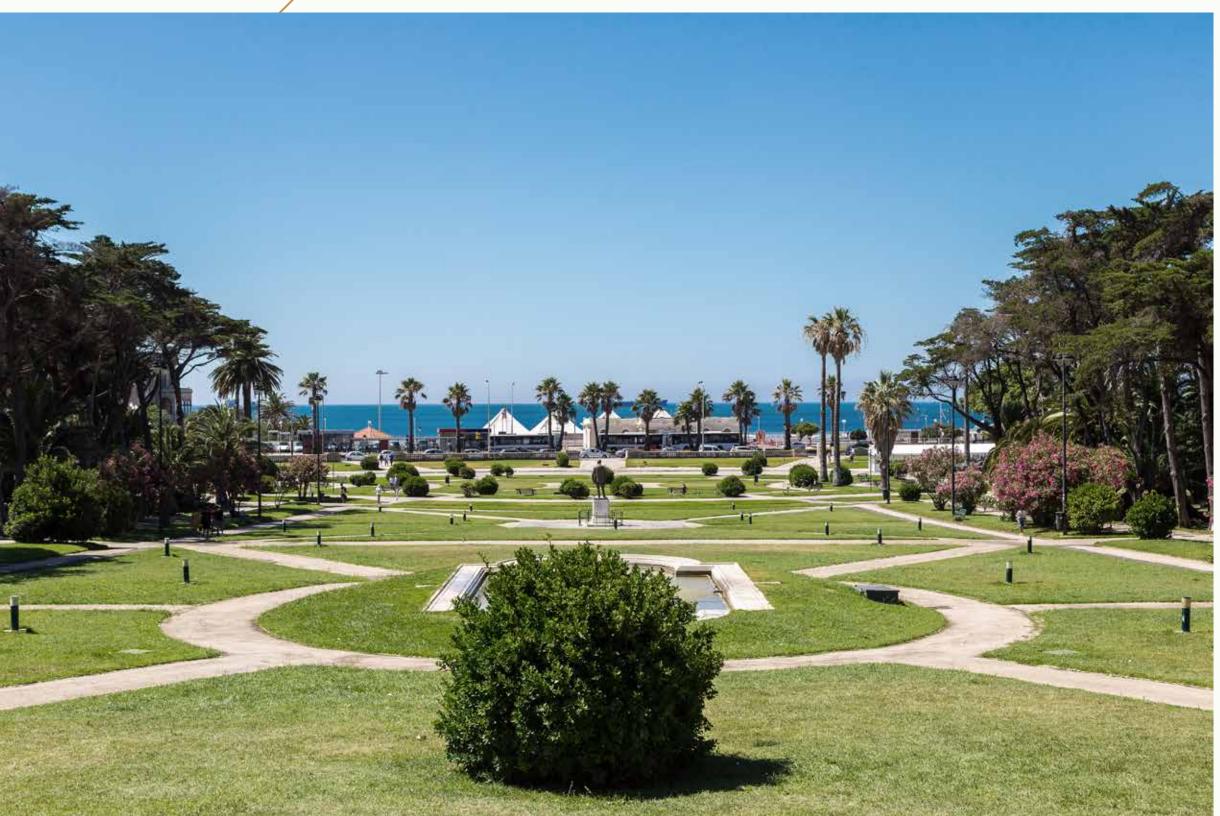


Cascais Golf Club











### Map

Bars / Cafes / Terraces

>> Beaches

Cinemas Cinemas

Marina Marina

Shopping Area

Historical area of interest / Museums / Monuments

Theatres

Train

Restaurants

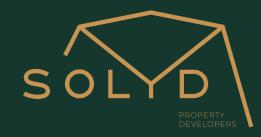
Golf

Casino



#### WWW.VILLAUNIKA.PT

Development



Solyd.pt

21 121 49 26 / info@villaunika.pt

The information provided in this brochure is for guidance only and may, for technical, commercial or legal reasons, be subject to change without notice.

