

Cascais: coast, villages and the Lisbon commute

Orientation for people considering living or buying in the municipality — not a ranking and not a €/m² table. Cavalcanti RealEstate Team (AMI 18470) represents the buyer. Independent team, powered by eXp Portugal.

How to use this: read commute, pace and typology before the listing. Cascais is not one market. Live pages: marketing.cavalcanti.team/en/where-to-live/cascais and marketing.cavalcanti.team/en/cascais-real-estate.

Who Cascais is for

Three briefs show up often: families and expats who want beach, schools on the line and a less dense day than Lisbon; Portuguese buyers looking for more space; lifestyle or second-home buyers. If you need a walkable city and a daily job in the centre, start with Lisbon — Cascais is a different life contract.

Commuting

The useful axis is the Cascais rail line, the coastal road and the fast roads. Indicative times to Lisbon (Baixa) in ordinary conditions — not a rush-hour guarantee: Carcavelos ~25 min by train; Cascais town ~35–40 min by car at peak. The airport is typically 25–35 min by car. Test the real house–school–work slot. CRT has no Cascais office: we work the area from Lisbon, with visits on the ground.

Sub-areas — not one place

Cascais town / bay — walkable, marina, services, international community; seasonal traffic. Estoril — more residential and established (casino, golf, Tamariz). Monte Estoril — hills above the coast road, quieter. Carcavelos — wide beach, shorter train to Lisbon. Parede — a more accessible entry on the line. Birre, Guincho, Murches, Quinta da Marinha — greener, more privacy, car-first. No ranking: the micro-area follows your weekly calendar.

Market — orientation, not a stale table

A bay apartment, a Carcavelos T3 and an inland villa are different segments. We do not publish €/m² that ages in weeks. For a current read, use the live search on the buy hub and the IMT simulator — purchase taxes are Portugal-wide; there is no Cascais IMT.

How CRT helps

Search and acquisition in the municipality and across the market, not only featured homes. On-the-ground or remote viewings, negotiation and support through to the deed. We do not replace a lawyer or notary; we can introduce partners. AMI 18470.

Next step

Live pages (always fresher than this PDF):

[Where to live in Cascais](#) · [Cascais real estate](#) · [IMT simulator](#) · [Contact](#)

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