COLDWELL BANKER

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Ref
CB01-0274
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New T4/T5 Luxury House Troia
Grândola, Setúbal

4	4	450 sqm	1553 sqm	A+
Bedroom(s)	Bathroom(s)	Gross Area	Plot Area	CLASSE ENERGÉTICA

3 750 000 €

CB01-0274

AMI 1032

Features

- Bathroom(s): 4
- Bathroom Area: 4,63 m²,6,18 m²,7,29 m²,4,63 m²
- Living Room Area: 50,03 m²
- Proximity: Open field, Public Transport
- Living rooms(s): 1
- Garage
- Energetic certification: A+
- Number of floors: 2
- Lift
- Total bedroom(s): 4
- Evolving Zone: Green Spaces, Public Transport
- Land Area: 1553 m²

New T4/T5 Luxury House Troia

Detached New luxury villa in Tróia, in the Soltroia area, in the municipality of Grândola, Setúbal district.

The Tróia Peninsula is a paradise that combines charm and natural preservation in a sustainable balance, offering a range of activities for everyone.

There's also the Tróia marina, golf courses, a casino and several restaurants where you can savour the region's amazing fresh fish and seafood.

The region has plenty of activities for all the family and you can also take an aquataxi or ferryboat from the port of Setúbal. Two river terminals guarantee the shortest connection to Tróia: doca do comércio (ferries) and quay 3 (catamarans).

A perfect combination.

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Minutes from Setúbal, less than an hour to Lisbon and just a few kilometres from Alcácer do Sal, Comporta and Carvalhal.

NEW project with luxury 4-bedroom en-suite finishes, with the possibility of adding another suite, making it 5 suites.
Located in a privileged area with premium architecture, a modern, unique and exclusive project. Excellent areas with lots of light.

The plot is located in a quiet and privileged tourist urbanisation, metres from the beach and on the beautiful Tróia Peninsula, in the Soltroia area, in the municipality of Grândola, on the coast of the parish of Carvalhal, in the district of Setúbal.

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Possibility of sale with turnkey and/or possibility for the buyer to make some changes to the project.
The villa can also be delivered with luxury decoration to be agreed with the owner upon presentation of the showroom and at a price to be agreed.

Plot, plan and project available in the photographs.

This fabulous villa is distributed harmoniously over 2 floors:
- 2 floors;
- 4 en-suite bedrooms, one of which is considered a master suite with 50 m2 and river views;
- 2 suites facing the river;
- Bathroom with sunlit window, open-plan living room and kitchen island, overlooking the pool;
- Fully equipped kitchen;

In the basement:
- 7 car parks;
- Laundry area;
- 1 WC in the basement;
- 1 service room;
- Storage room;
- Home cinema

Outside:
- Saltwater swimming pool with waterfall and LEDs.

Features:
- Contemporary architecture;
- Modern finishes;
- Central vacuum, solar panels, electric shutters, Mitsubishi air conditioning in all rooms, with heat pump;
- Hydraulic underfloor heating
- Oscillating casement windows with thermal and acoustic insulation in both rooms, including bathrooms;
- Video surveillance on both floors;
- 2 alarms: one for the villa and one for the garage, both independent;
- 6 video surveillance cameras distributed around the house, connected directly to the mobile phone;
- Garden and old-fashioned Portuguese pavement;
- 3 cardinal points: East, West, South.

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The plot has enough area to build two villas.

Don't miss out on this opportunity to live by the River Sado and book your visit now!