Rui Soares
rsoares@cbluxus.pt

Ref
CB01-0273
Scan QR code to view property

New T4/T5 Luxury House Troia
Grândola, Setúbal

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

3 750 000 €

CB01-0273
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

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 taste 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.

Minutes from Setúbal, less than an hour to Lisbon and just a few kilometers 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

Rui Soares
rsoares@cbluxus.pt

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 urbanization, 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.

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

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

Possibility of a turnkey sale and/or the possibility of the buyer making 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, floor 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, living room and open-space island kitchen, overlooking the pool;
- Fully equipped kitchen;

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

Outside:
- Saltwater swimming pool with waterfall and LEDs.

Characteristics:
- Contemporary architecture;
- Modern finishes;
- Central Vacuum, Solar Panels, Electric Blinds, Mitsubishi Air Conditioning in all rooms, with heat pump;
- Hydraulic underfloor heating
- Oscillating casement windows with thermal and acoustic breaks 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 cell phone;
- Garden and old-fashioned Portuguese paving;
- 3 cardinal points: East, West, South.

The plot has enough area to build two houses.

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