COLDWELL BANKER | PORTUGAL

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Ref
CB01-0676
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Luxury Villa T3 with Private Pool - Spatia Residence, Comporta
Alcácer do Sal, Setúbal

3 Bedroom(s) | 3 Bathroom(s) | 440 sqm Gross Area | 900 sqm Plot Area | A CLASSE ENERGÉTICA

3 000 000 €

CB01-0676

AMI

Features

- Washing machine
- Dishwashing machine
- Refrigerator
- Equipped kitchen
- Garden
- Pool type: Private
- Tennis Court
- Pools
- Garden
- Proximity: Airport, Beach, Restaurants, Open field
- Private Pool: Interior
- Solar Exposure of the Land : All day long
- Type of Terrain (Slope): Flat
- Garage
- 24 hr Security
- Barbecue
- Domotics
- Accessability\proximity: Airport 1 hour, Beach at 30 min, Golf course 1km
- Energetic certification: A
- Rental licence
- Private condominium
- Laundry
- Views: Pool view, Garden view
- Security alarm
- Double glazing
- Parking place type: Interior
- Security: 24h
- Garage: Yes

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Just one hour from Lisbon, amidst pine forests, dunes, and golden beaches, this luxury T3 villa with 440 m² offers the perfect balance of exclusivity, nature, and sophistication, with all the services of a 5-star resort.

Integrated in the prestigious Spatia Residence (Phase 2), the property combines contemporary design, complete privacy, and landscaping integration. Minimalist architecture in harmony with local craftsmanship, spacious interiors, and premium finishes create a welcoming and elegant atmosphere.

The villa, ready to move in, offers:

Spacious living room with suspended fireplace, open-space dining area
Fully equipped modern kitchen
3 generous suites, including master suite with walk-in closet

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Guest bathroom, laundry, and hall with built-in wardrobes
Multiple outdoor terraces, exterior kitchen, and al fresco dining area
Private pool integrated with landscaping
Multipurpose annex of 25 m² (studio, office, or pool support)
Porch prepared for future barbecue area (water & sewage)
Future exclusive beach access
Generous windows bring abundant natural light, creating a sense of space, serenity, and exclusivity.

Exclusive services:

Private Club House with restaurant & wine bar
Heated pools and Beach Club
24h room service, concierge, cleaning, valet, and internal transportation to the beach
Ideal for permanent residence or high-end rental investment, with strong demand and attractive ROI in Comporta/Melides.

Schedule your visit