COLDWELL BANKER

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Ref
CB17-0727
Scan QR code to view property

T3 Townhouse - Setubal
Setúbal, Setúbal

3 Bedroom(s)

4 Bathroom(s)

196 sqm Gross Area

0 sqm Plot Area

B CLASSE ENERGÉTICA

580 000 €

CB17-0727

AMI Licença AMI 18638

Features

- Terrace
- Energetic certification: B

T3 Townhouse - Setubal

Townhouse with Rooftop Terrace | Historic Centre of Setúbal

For lifestyle and investment: Configurable as a spacious 3-bedroom residence or as a 2-bedroom townhouse with a fully independent studio (private entrance, kitchen and bathroom), ideal for Alojamento Local (Airbnb, Booking.com) or long-term rental, creating the perfect blend of personal enjoyment and strong rental income, to be decided by the new owner.

- Prime location in the prestigious Troino district, Setúbal Historic Centre
- Built from the ground up in 2022 with premium construction standards
- Contemporary architecture with high-end finishes throughout
- 3 spacious bedroom suites (each including a bathroom)
- Extra social bathroom
- Bright open-plan living and dining areas
- Reinforced concrete construction for superior durability

Spectacular Rooftop
- Private rooftop terrace
- Lounge area
- BBQ
- Outdoor shower

Perfect for entertaining and enjoying Setúbal's sunny climate

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Premium Features
- Underfloor heating & cooling, the best system for sustainability and efficiency
- Air conditioning
- Integrated LED lighting
- High-performance double-glazed windows
- Excellent thermal & acoustic insulation
- Energy-efficient design
- Concrete ceiling for stylish touches

Unbeatable Location
- 2-minute walk to Avenida Luísa Todi
- 5-minute walk to Praia da Saúde
- Steps from restaurants, cafés, marina and cultural attractions
- Minutes from the stunning Arrábida Natural Park beaches
- Only 35 minutes from Lisbon

Ideal For
- Permanent residence
- Luxury holiday home
- Premium investment opportunity

A rare opportunity to own a newly built contemporary home in one of Portugal's most charming and authentic historic centres.