



Carvalhal - Villa



 **4** Bedrooms
 **5** Bathrooms
 **395** Area (m²)
 **777** Land Area (m²)
 **Garage**
 **Swimming Pool**

N/A
CLASSE ENERGÉTICA

3 750 000 €
(EUR €)

Luxury Modern House in Troia

Detached house in the Peninsula of Troia, in the area of Soltroia, municipality of Grândola, district of Setúbal.

Project with luxury finishes T4 in suites, and there is the possibility of having one more suite, going to 5 suites, T5.

Located in a privileged area of premium architecture, modern, unique and exclusive project.

Excellent areas and with a lot of light.

The land is located in a quiet and privileged tourist urbanization, a few meters from the beach and on the beautiful Peninsula of Troia, in the area of Soltroia, municipality of Grândola, on the coast of the



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AMI 13124

¹ (Call to national fixed network) | ² (Call to national mobile network)



parish of Carvalhal, district of Setúbal.

The region has several activities for the whole family and you can also make the crossing by aquataxi or ferryboat, from the port of Setúbal. Two river terminals guarantee the shortest connection to Troia: dock of commerce (ferries) and pier 3 (catamarans).

Minutes from Setúbal, less than an hour to Lisbon (and its airport) and a few minutes from Alcácer do Sal, Comporta and Carvalhal.

You can choose to buy the villa with turnkey delivery or, if you prefer, you can make some changes to the project and customize the villa to your liking. The villa can also be delivered with luxury décor to be agreed with the owner and with a value to be agreed.

Features:

- Contemporary Architecture;
- Modern finishes;
- Home cinema;
- Central vacuum;
- Solar Panels;
- Electric Shutters;
- Mitsubishi air conditioning in all rooms;
- Hydraulic underfloor heating;
- 2 floors;
- 4 en-suite bedrooms with the possibility of adding one more bedroom;
- Bathroom with window with solar lighting;
- Living room and kitchen in open space, with island, overlooking the pool;
- Fully equipped kitchen;
- Oscillating frames with thermal and acoustic cut in all rooms including bathrooms;
- Video surveillance on both floors;
- 2 independent alarms: one for the house and one for the garage;
- 6 video surveillance cameras distributed around the house;
- Video surveillance control via mobile phone;
- Parking for 7 vehicles;
- Collection;
- Saltwater swimming pool with waterfall and LED lighting;
- Old Portuguese Garden and Sidewalk;
- 3 cardinal points: East, West, South

Contact us to schedule a visit and discover all the charms that both the villa and Troia have to offer.



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Property Features

- Air conditioning
- Equipped kitchen
- Underfloor
- Proximity: Beach, Golf course, Restaurants, Pharmacy, Playground
- Terrace
- Floors: 2
- Video entry system
- Double glazing
- Electric garage gate
- Sealed land area
- Security door
- Fitted wardrobes
- Walk-in wardrobe
- Pool
- Garden
- Garage
- Views: Sea views
- Security alarm
- Electric shutters
- Quiet Location
- Domotics
- Energetic certification: Exempt

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