



Carvalhal - Villa



 **5** Bedrooms
  **6** Bathrooms
  **510,71** Area (m²)
  **1149** Land Area (m²)
  Garage
  Swimming Pool
3 380 000 € (EUR €)

Luxury 5 bedroom villa under construction - Soltroia, Comporta

5 bedroom villa with pool in Troia 150m from the beach

Luxury 5 bedroom villa with pool and garden, located in Troia, in the Sol Troia condominium, near Comporta and Carvalhal, inserted in a plot of land of 1,149 m²

It has a privileged location near the sea with a fantastic beach and easy access.

Designed with contemporary and functional architecture, it is located 150 meters from the beach, giving the feeling of always being on vacation.

It has a landscape of excellence and inserted in an urbanization of luxury villas, in a very privileged area, with proximity to the sea and a few meters from a fantastic beach and the Beach Club.



Prime Land

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It is also close to the Sado River, golf courses, the troy casino, and also close to commerce and services.

This villa also has a swimming pool and garden, ensuring a very different quality of life for you and your family.

This villa is inserted within the private condominium of Soltróia, so you can enjoy total security and privacy.

There is also a fantastic maintenance circuit, multi-sport and a tennis court.

Soltróia is a residential and tourist urbanization in the peninsula of Troia, Municipality of Grândola, District of Setúbal.

The peninsula of Troia, is accessible through the Highway A2 / Algarve and Lisbon and by ferry with connection to the city of Setúbal. There are two river terminals that ensure the connection to the city of Setúbal: Cais Sul (ferries) and Ponta do Adoxe (catamarans).

The Villa is inserted in a plot of land with 1,149 m², and in it stand out the 5 suites, a fantastic living room and kitchen (bedroom and bathroom), garage for several vehicles and laundry and storage area, in a contemporary, functional architecture and high quality finishes.

The villa is in the initial phase of construction and it is possible to choose finishes and even some changes to the project and other details in the villa, so that you can adapt to your need and personal taste.

It is sold with land, design and construction and all licensing - turnkey project.

Characterization:

Land: 1.149 m²

Implantation area: 315,80 m²

Gross area: 456,72 m²

Floor -1

Garage – 68.02 m² (3 cars)

Laundry – 6.06 m²

Storage – 7.39 m²

Floor 0

Living room - 66.05 m²

Kitchen 29.25 m²

Wine cellar 2.82m²

Circulation area 13.94 m²

Suite 15.43m² (private bathroom 5.62m²)

Toilet - 5.11m²

Suite 22.31m² (private bathroom 5.13m²)

Suite 22.44m² (private bathroom 5.16m²)

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Balcony 16.23m², two exterior porches (36.91m² and 19.07m²)

This floor has direct access to the garden with swimming pool

Floor 1

Suite 23.81m² (private bathroom 18.60m²)

Closet 14.62m²

Balcony 11.56m², with two terraces (24.58m² and 31.71m²)

Hall 2.76m²

Circulation area 9.40m²

The peninsula of Troia is one of the most beautiful coastlines in Portugal, with more than 12km of beach with white sands and crystal clear waters.

A dream location with luxury developments, with total exclusivity, where you can live as if you were always on vacation, with a privileged view of the Atlantic Ocean.

Troia is known for its beaches and crystal clear waters, golf course, marina, casino, restaurants and commerce.

Come and meet this contemporary project with premium finishes!

Come and live in total communion with nature! Give yourself and your family the quality of life they deserve!

Book your visit now!

Property Features

- Equipped kitchen
- Dishwashing machine
- Laundry
- Domotics
- Alarm pre installation
- Video entry system
- Heating
- Underfloor
- Thermoaccumulator
- Double glazing
- Walk-in wardrobe
- Parking space
- Pantry
- Electric shutters
- Security alarm
- Security door
- Air conditioning
- Fireplace
- Laminated floor
- Heat pump
- Fitted wardrobes
- Garage
- Balcony



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- Terrace
- Jacuzzi
- Tennis Court
- Proximity: Beach, Golf course, Shopping, Restaurants, Pharmacy, Public Transport, Playground
- Energetic certification: A+
- Frontline property
- Lift
- Basement
- Views: Sea views, Beach view, Urbanization view, Garden view
- Gym
- Barbecue
- Sealed land area
- Main drainage
- Walking distance to beach
- Pool
- Garden
- Quiet Location
- Built year: 2024
- Private condominium
- Floors: 3
- Electric garage gate
- Storage / utility room
- Solar orientation: North, South, East, West
- Solar heating
- Mains water
- Drive way
- Uninterrupted views



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