



**€480,000**

Ref: DL27276

111 sqm

1 bedroom flat with direct access to the beach and sea view in Tróia, with a gross private area of 95 m2, with the exclu...

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## Property Description

1 bedroom flat with direct access to the beach and sea view in Tróia, with a gross private area of 95 m<sup>2</sup>, with the exclusive use of a garden with 101 m<sup>2</sup>, with sea view.

This flat in Troia also has 1 parking space and a storage room, both for exclusive use.

Comprising a suite, an interior bedroom with air conditioning, full bathroom, living room with access to the garden and sea view. It has underfloor heating throughout the house, fireplace and air conditioning, making the flat comfortable for use not only during the bathing season, but all year round. It also has a garden with a dining area, a lawn floor and a hammock over the beach. The flat's exclusive garden ends right where the beach dunes begin, ensuring intimacy and a permanent holiday feeling, as well as direct access to the beach.

The flat is furnished, ready to deliver to the farm for the periods you want. It is a comfortable space not only for vacations, but also to live in or for long seasons.

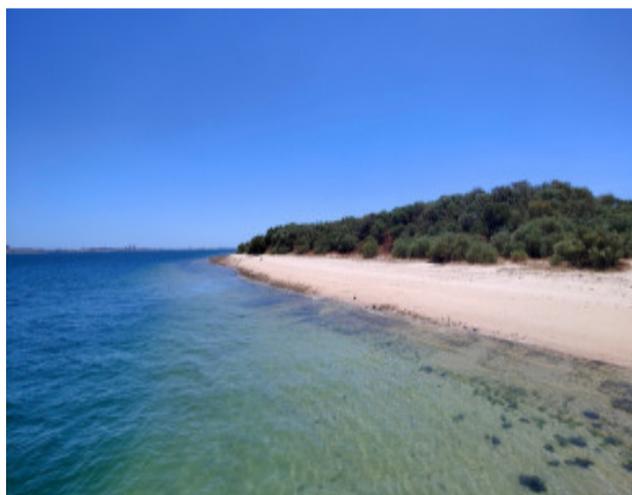
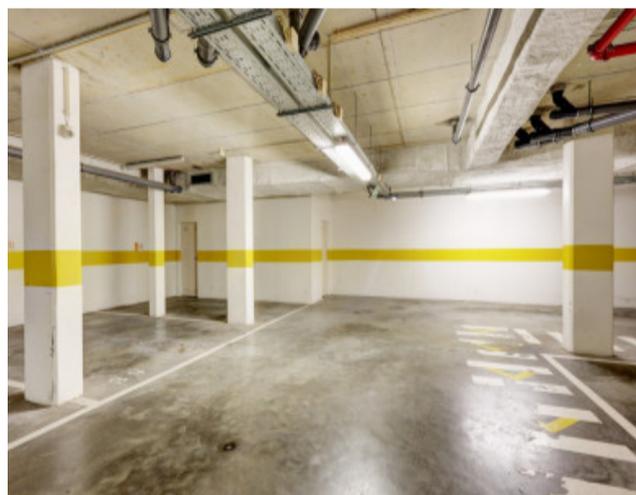
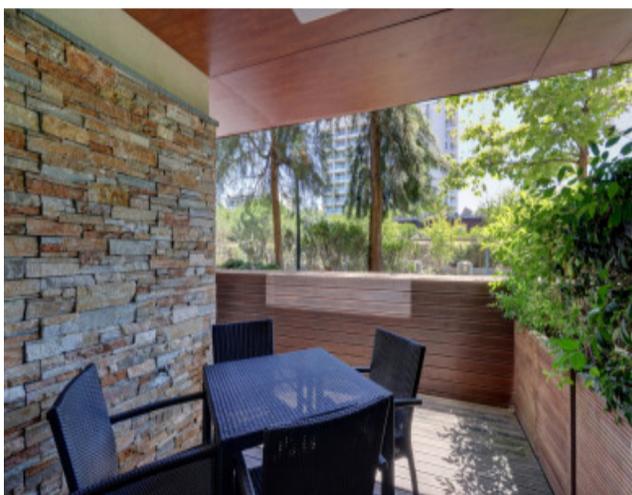
The flat area is quiet, being 5 minutes walk from all the shops and marina of Troia. Located on a peninsula on the south bank of the Sado River, bordering the city of Setúbal, with which it has a regular ferry-boat connection, it is only 1 hour from Lisbon.

And, 15 minutes away you will find Comporta, a charming city, unlike anywhere else in Portugal. Chic, elegant and relaxed, it plays host to wellness retreats, delicious seafood restaurants and unspoiled beaches.

Troia preserves important Roman remains, having not only excellent beaches with large sands in a total extension of 18 kms (one of the longest sands in Portugal), as well as a demanding golf course, considered the best course in Portugal in the categories of challenge and variety, occupying the fourth place in the biennial list of the European Golf magazine, and 20th in the table of the best courses in Europe prepared by Golf Worl.

Boat trips in search of dolphins, beaches as far as the eye can see, restaurants with fresh fish and terraces on top of the sand make Troia ideal at any time of the year. With the Serra da Arrábida Natural Park and the Sado Estuary Nature Reserve, there is no shortage of reasons for interest. Not far away is Carrasqueira, a very traditional fishing port, built on stilts. And, in June, the Troia International Film Festival brings glamour to the region.

# Gallery



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## Additional Details

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## Site Floorplan

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