



# €1,150,000

Ref: JL-96493

Four-bedroom villa with a gross construction area of 154 sqm, featuring a garden and private pool, situated on a 1,176 sqm plot within the Pestana Troia Eco Resort, in Tróia. The villa...

- A/C
- Equipped Kitchen
- Garden
- Fireplace
- Outdoor Parking
- Dishwasher
- Fridge
- Oven
- Washing Machine

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Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940

## Property Description

Four-bedroom villa with a gross construction area of 154 sqm, featuring a garden and private pool, situated on a 1,176 sqm plot within the Pestana Troia Eco Resort, in Tróia.

The villa is laid out on a single floor.

It comprises four suites, each with a full bathroom, an open-plan kitchen with a spacious living room and direct access to the outdoor area, and an additional construction potential of 70 sqm.

The villa is equipped with a fireplace and air conditioning.

Outside, there is a private pool surrounded by a wooden deck, a social area, and a garden with predominantly native plants.

The villa is offered in co-ownership, with a 2/4 fraction of the property available for sale.

The Pestana Troia Eco Resort offers various amenities, including two restaurants, a fitness center & spa, swimming pools, tennis and padel courts, a cycle path, and a kids' club.

It also provides special conditions for access to the famous Tróia Golf Course.

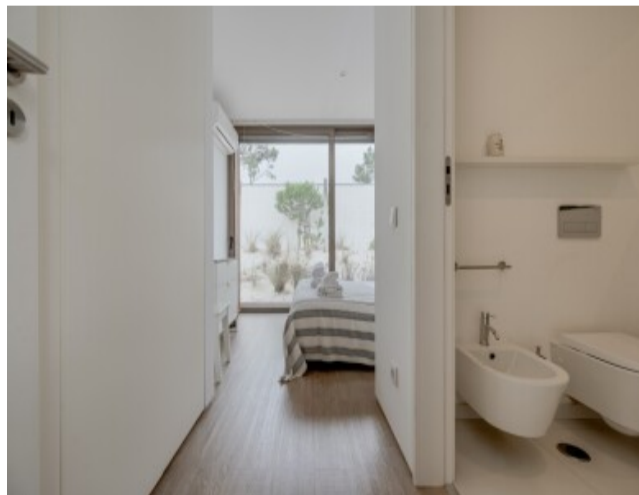
This project stands out for its unique location, benefiting from the privacy, security, and services of a gated community, with interesting income potential through tourist rentals.

Located within an ecological reserve of the Sado Estuary, covering about 100 hectares, with two kilometers of wild beach in front of the resort.

It is a 5-minute walking distance from the beach via private access, 2-minute drive distance from the ferry to Setúbal, 10-minute drive distance from Comporta beach, 15-minute drive distance from Comporta center, and 35-minute drive distance from Alcácer do Sal or Grândola.

It is 1 hour and 30 minutes drive distance from Lisbon and the international airport.

# Gallery



logo

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## Additional Details

### Property Features

A/C	Equipped Kitchen	Garden
Fireplace	Outdoor Parking	Dishwasher
Fridge	Oven	Washing Machine

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## Site Floorplan

