



## Casa do Mar | Refuge between the sea and nature in Troia



### Agenten-Info

Name:	Soraia Pinto
Name der Firma:	Arrabellimmo
Firma:	Terrasses&Jardins
Land:	Portugal
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen
Telefon:	
Sprachen:	Portuguese
Webseite:	

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 960,208.83

#### Standort

Land:	Portugal
Staat/Region/Provinz:	Aveiro
Adresse:	Aguada de Cima
Veröffentlicht:	03.06.2026

#### Beschreibung:

Located in the prestigious private condominium Beach Reserve Troia, just a short walk from the beach, this charming villa is the perfect place to stay for those who want to escape the weekend routine and enjoy the unique lifestyle that Troia has to offer.

The house has a large, bright living room with an open-plan kitchen, creating a pleasant connection between the inside and the outside. The living room opens directly onto the terrace and garden, providing an ideal environment for moments of conviviality and relaxation. Fully equipped, the property also benefits from reversible air conditioning in all rooms, guaranteeing comfort throughout the year.

On the first floor, there are two elegant suites. On the second floor, an additional room offers direct access to a magnificent terrace with panoramic views of the sea and the surrounding nature.

The outdoor spaces are one of the great assets of this property. The pleasant garden invites you to enjoy the tranquility of the place, while the upper terrace with sea views will be completely renovated, including a new wooden structure, making the space even more welcoming and sophisticated. The ground floor terrace, which naturally extends the social space of the house and opens onto the garden, will also be completely renovated, strengthening this ideal space for outdoor dining and leisure.

As well as being an excellent holiday residence or second home, this property has a transferable AL licence, allowing for immediate tourist exploration. An increasingly rare and appreciated feature, which makes this villa an excellent investment opportunity with a high potential for profitability.



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Highlights:

Large living room with open kitchen

Direct access to the terrace and garden

Reversible air conditioning in all rooms

2 suites

Additional room with access to the panoramic terrace

Sea and nature views

Fully renovated upper terrace coming soon

Fully renovated garden terrace coming soon

Nice and quiet garden

Transferable AL License

Excellent opportunity for an investment in a second home or tourism - REF: AM 159

Neu: Nein

Gebaut: 2009

## Allgemein

Schlafzimmer: 2

Badezimmer: 3

Fertige m<sup>2</sup>: 152 m<sup>2</sup>

Grundstücksgröße: 11 m<sup>2</sup>

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: AM 159

