



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



### Informações do Revendedor

Name:	Soraia Pinto
Nome da	Arrabellimmo
Empresa:	Terrasses&Jardins
País:	Portugal
Experience since:	
Tipo de	Selling a Property
Serviço:	
Specialties:	
Property Type:	Apartments
Telefone:	
Languages:	Portuguese
Website:	

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 960,208.83

### Localização

Country:	Portugal
State/Region/Province:	Aveiro
Address:	Aguada de Cima
Adicionado:	03/06/2026

#### Informação adicional:

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.



---

## 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

Novo: Não

Construído: 2009

## Comum

Quartos de dormir: 2

Banheiro: 3

Pés quadrados acabados: 152 m<sup>2</sup>

Tamanho do lote: 11 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: AM 159

