



## 3 Bedroom Duplex Apartment



### Информация об агенте

Название:	Vitor Falcão
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Страна:	Португалия
Experience since:	2015
Тип услуг:	Selling a Property
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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 750,056.91

### Местоположение

Страна:	Португалия
Область:	District of Setúbal
Город:	Сетубал
Адрес:	Setúbal (São Sebastião)
Добавлено:	08.07.2025

#### Описание:

The Arrábida Natural Park provides one of the most complete leisure experiences not only in Setúbal, but in all of Europe. Walk through the mountains and their unique trails to discover one of the richest and most intact fauna and flora in Portugal, relax in a number of coves and paradisiacal beaches, and dive into the clear waters of the Atlantic Ocean.

Be enchanted by the scenic roads that cut through the mountains, the adorable dolphins of the River Sado, the centuries-old castles, the picturesque medieval villages and the walking trails.

The development provides the experience of an old farm in a new and contemporary way, resulting from the new ways of working and living, with a common sense of belonging, inviting the enjoyment of nature in the city center, consisting of 19 apartments, spread over 4 buildings Exotic and fragrant gardens, also with a gym and outdoor swimming pool.



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The apartments with their own and special design, whether for their relationship with the garden, view, solar orientation, old tiles, generosity of ceiling height or existence of fireplace. Each patio has its own contrasting ambience, punctuated by a unique tree: Asian fig and conifer, camellia and cypress.

This duplex is spread over two floors

At the entrance of this duplex, on the first floor, there is a bathroom and a hallway that gives access to the living area of the apartment, which includes a fully equipped open kitchen to the living room and dining room. A first suite is located on the first floor. On the upper floor you will find a more intimate space consisting of two suites (one with wardrobe) and respective bathrooms. The apartment includes two outdoor parking spaces and a 6.8 m2 cellar.

Key features:

- Outdoor Swimming Pool
- Gymnasium
- Gardens and Orchard
- Solar Panels
- Parking lot
- Electric Vehicle Charging

Comfort:

- Energy certification: A
- Thermal and acoustic insulation
- Air conditioning
- Aluminium frames with double glazing
- Solid wood frames with double glazing and thermal cut

Exterior:

- Swimming pool
- Solarium
- Green spaces with orchard area
- Water mirror and fountain
- Curbside parking area
- Garden lighting
- Automatic irrigation network
- Natural well with watering hole

The high standard of finish and state-of-the-art facilities of the apartments will provide you with all the modern comfort you are looking for today. In addition, the leisure complexes included in the residence will provide you with a quality of life that is not found anywhere else in the city centre.

Living outdoors along the river Sado, all in the center of Setúbal. The location is indeed ideal: between the sea and the mountains, Setúbal is just 10 minutes from the beaches of the Arrábida Natural Park and close to several golf courses.



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Next to public transport, shops, hospitals, restaurants, parks and schools and kindergartens. 25 minutes from Alcácer do Sal, 30 minutes from Tróia, Comporta, Lisbon and its international airport.

Amounts relating to fees due of any kind, as well as notary and registration fees will be the responsibility of the buyer; The mediator's commission must be paid by the seller, as stipulated by Portuguese law. The availability of the property will be agreed.

All material is based on information that we consider reliable - REF: OHP 001-511

## Общие

Спальни:	3
Ванные комнаты:	2

## Lease terms

Date Available:

## Contact information

IMLIX ID:	OHP 001-511
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