

€1,070,000 Plot - For sale

## Excellent plot for sale in Alentejo, Portugal

Portugal » Alentejo » 7570-789

**1,725m<sup>2</sup>**

Plot size



**Contact us today for more information or to arrange a viewing**

+351 221107946 • [porto@lucasfox.com](mailto:porto@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • Av. Brasil, 330, Porto, Portugal, Portugal

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### OVERVIEW

## Plot of land with 1,725.00 m2, with an approved project for the construction of a 4 bedroom villa, with excellent exposure and location, for sale in the Troia Peninsula, Alentejo, Portugal

Live on a peninsula.

Experience a naturalistic, undisturbed landscape with a balanced framework, offered by the Atlantic sea, the slopes of the Serra da Arrábida and the “sanctuary” of the Sado estuary.

Living on the Troia Peninsula, a strip of land anchored on the coast that extends into the sea.

With an excellent location, in Troia Resort, along the Comporta region and its extensive beaches of fine white sand, which invite horseback riding and dolphin watching, Lucas Fox presents a plot of urban land with an area of 1725.00 m2 for the construction of a V4 single-family unit with a gross area of up to 343.75 m2

The lot comprises an architectural project approved by the Municipality of Grândola, which in itself adds added value, commercial and temporal, given the difficulty and delay in approving projects for this region and with particular incidence on the Troia peninsula.

The project is included in the advertised sale price.

The project, by architect JJ Silva Garcia, develops and proposes a program for a house with “clean” and geometrically accentuated facades, giving it a contemporary and sober character.

Open spans and extensive glazed panels promote natural light and proximity to the outdoor area.

This housing unit is spread over three levels (one floor below ground level, intended for car parking and technical areas and two floors above ground level).



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Garden, Natural light, Private beach,  
Exterior, Chill out area

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The ground floor is distributed in the social area by a large living room with American kitchen, social bathroom, laundry treatment and access to the outdoor living area, awarded for the garden and swimming pool. On the same level, the private area is completed by two suites.

The upper floor offers a master suite with walk-in closet, balcony overlooking the pool, office with bathroom and a wellness area with gym, sauna and bathroom.

It is located 5 minutes (walking distance) from the beaches of Troia, 10 minutes from the center of Troia and all the Resort services, terraces and restaurants. 5 min (driving distance) from the Atlantic Ferries service, with crossing between Setúbal and Troia, 15 min from Comporta and its beaches and 30 min from the main urban centers of the Region (Alcácer do Sal and Grândola). One hour from Lisbon.

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