



## Villa T5 under renovation in Marisol



### Informazioni sull'Agente

Nome:	Natalia Martínez
Nome della ditta:	Tiko Portugal
Nazione:	Portugal
Experience since:	2017
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	Catalan, English, Galician, Portuguese, Spanish
Sito web:	<a href="https://tiko.pt/">https://tiko.pt/</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 1,400,000

### Posizione

Nazione:	Portugal
Stato / Regione / Provincia:	District of Setúbal
Città:	Seixal
Indirizzo:	Corroios
Pubblicato:	11/07/2024

### Descrizione:

We would like to present you with a unique investment opportunity in this luxurious villa under almost completed refurbishment. With 5 bedrooms, 5 bathrooms and a total area of 344.31 square meters, this property is perfect for families looking for space and comfort.

Located in Marisol, a very quiet area, close to the magnificent beaches of Caparica, this property is in the final finishing phase. With a total land area of 1020 square meters and a gross floor area of 510.67 square meters, this villa offers ample space both indoors and outdoors.

Among its amenities, the swimming pool, the basement in open space and a storage room stand out.

The villa consists of:

**Basement**

Open space with 145m<sup>2</sup> with ceramic flooring similar to floating flooring.

Support kitchen,

Full bathroom.

**Ground Floor**

Living room of 96m<sup>2</sup> on marble floor with fireplace.



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Bedroom and office.  
Kitchen with sunroom.  
Full bathroom.  
Floor 1  
3 Suites, one with closet Room  
Hall.  
In the garden:  
Swimming pool with 9m x 5.5m and 2.3 meters of maximum depth  
Covered barbeque area,  
4.5 m x 4.5 m warehouse ,  
Tool storage,  
Swimming pool engine room.

Of the features of the refurbishment we highlight:

8mm laminated double glazed windows,  
Thermal electric blinds,  
High Security Door,  
Bedroom and office flooring in floating floor with 6mm cork insulation,  
11 air conditioners,  
2 x 500 and 300 litre heat pumps,  
26 photovoltaic panels and pre installation for 20KW batteries, (average electricity bill in summer about 50 Euros)  
Thermal ceramics imitating deck in the pool area,  
Plumbing and electrical network completely overhauled,  
Pre installation of CCTV in the exterior and interior except bedrooms and bathrooms,  
RJ-45 CAT 6 network in all rooms and outdoors, (about 1.5 km of cables!)  
Backlighting of the common areas by RGB White 24V LED, (about 110 meters of LED installed)  
Tactile lighting control,  
Entrance and stairs to access the lower floor with motion sensors,  
Fiber optic network installed from the street,  
The villa is located in Marisol, with excellent public transport links and the A33. The proximity to public transportation allows for easy access to other areas.  
This villa is the perfect combination of luxury, convenience, and location, making it an unmissable investment opportunity.  
Book your visit now and discover your new home at this exclusive property in Marisol.

- REF: PR-233372

Costruito: 1996

## **Comune**

Camere da letto: 5  
Bagni: 5  
Finito piedi quadrati: 344,31 mq  
Dimensione del lotto: 1020 mq



## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

PR-233372

