Troia Beach

Region: Troia **Sleeps:** 12

Overview

Troia Beach is an exquisite haven nestled on the Lisbon Coast of Portugal, where luxury meets natural splendour in an unparalleled fusion of comfort and style. After three years of meticulous renovation, this stunning beach house stands as a testament to meticulous craftsmanship, offering a wonderful experience amidst the serene beauty of the Troia Peninsula.

Strategically located between Comporta and Troia, Troia Beach is ensconced within the pristine surroundings of the Sado Estuary Nature Reserve, approximately 130 kilometres south of Lisbon's bustling city centre. A mere five-minute stroll leads you to the tranquil Atlantic Beach, providing a retreat from the ordinary and an immersion into the extraordinary.

This exceptional villa is situated within an exclusive condominium with 24/7 security service and access to all the condominium facilities. With three sumptuous suites and two bedrooms, including a specially dedicated children's room, Troia Beach offers beautiful accommodation for those seeking some holiday tranquility.

Inside, you will discover a practical open-plan layout, seamlessly blending formal and informal living spaces ideal for entertaining guests. The chef's kitchen, adorned with burnt walnut wood and black Zimbabwe granite, features high-end appliances and is complemented by a cellar stocked with fine wines and a gin bar for crafting bespoke cocktails.

Indulge in ultimate relaxation within the villa's opulent amenities, from the Spa and Movie Theatre to the Snooker room and fully equipped gym. Each suite and bedroom, adorned with amenities by Salvatore Ferragamo, offers a









sanctuary of luxury and comfort, complete with safes and mini bars for your convenience.

Outside, the allure continues with a heated pool, jacuzzi, barbecue area, fire pit, and lush gardens, providing ample opportunities for outdoor enjoyment and socialising under the sun or stars. Additionally, a separate guest house ensures privacy and convenience for additional guests or personal staff.

Troia Beach goes beyond mere accommodation, embracing artistry and culture by showcasing works by local artists available for purchase, allowing guests to take a piece of Portugal's vibrant creativity home with them.

Facilities

Golf Villa • Tennis Nearby • Boat Trips • Walk to Village • Villa • Air-Con • Ideal for Kids • Surfing • Wellness • Working Fireplace/Woodburner • Recommended • Wine Tasting • Private Pool • Ideal for Teens • Chef/Cook Available • Wow Factor • Walk to Beach • Heated Pool • Has Discount • Has Offer • Special Offer • Beach Nearby • Instagrammable • Saltwater Pool • Modern • Walk to Restaurant • Parking Space • Wi-Fi/Internet • Washing Machine • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Spa/Massage • Tourist Towns & Villages • TV • Pool/Snooker • Laptop Friendly Workspace • Games Room • Gym/Fitness Room • Hot Tub • Tumble Dryer • Dishwasher • Microwave • Smart TV • Satellite TV • Sauna/Steam • Wine Cellar • Home Cinema • Cooking Classes Available • Spa Treatments Available • Wine-Tasting Available • Transfers Available • Bathroom Toiletries • Fenced Grounds

Interior & Grounds

The Villa

Ground Floor
- Large living room with multiple seating areas, TV, fireplace area and access to the terrace and garden
- Open plan dining area for 12 people and access to the garden
- Well-equipped kitchen with electric induction cooker, two built-in electric ovens/microwave, one fridge and one freezer, dishwasher, Nespresso coffee machine, kettle, toaster, juicer and access to the garden
- Kitchen with dining area for ten people
- Living area with Gin Bar and wine cellar
- Games room with snooker and whiskies or other spirit drink bar
- The gym is equipped with an air bike, strength aqua rower, a curved treadmill, and other equipment like TRX, among others.
- Laundry/storage room with washing machine, dryer, iron and ironing board
- Family bathroom with shower and free-standing bathtub
- Social powder room
- Bedroom with a queen-sized bed, access to the terrace and equipped with safe, minibar and TV.
- Bedroom with bunk beds, access to the terrace and equipped with TV.
- Air conditioning and sound system on all ground floor

First Floor
- Bedroom with a queen-sized bed, access to the terrace and en-suite bathroom, equipped with safe, minibar and TV.
- Bedroom with a queen-sized bed, access to the terrace and en-suite bathroom, equipped with safe, minibar and TV.
- Bedroom with a queen-sized bed, access to the terrace and en-suite bathroom, equipped with safe, minibar and TV.
- Cinema room and rest area with minibar and play station.
- SPA area with infra-red sauna (2 persons) and hot tub (6 persons), as well a massage table and access to the private terrace, with a relaxing area.
- Front terrace with a relaxing area.

Outside Grounds
- Private heated swimming pool, salt treated, with a counter-current swim.
- Private swimming pool for the kids with water feature, salt treated.
- Private heated hot tub, salt treated.
- Large, terraced area
- Various sun loungers
- Covered terrace.
- Garden furniture.
- Private parking
- Barbecue (3 different types), ice machine and Outdoor dining for 12
- Bathroom with shower
- Exterior shower and waterfall (heated)
- Fire pit with lounge area.
- Fully equipped guest house that can be used by guests or by the private staff.
- Sun deck
- Exterior stairs to the first-floor balcony (direct access to the bedrooms)

Additional Facilities
- Wi-Fi connection (indoor and outdoor)









- Sonos sound System (interior and exterior)
- Air conditioning in all areas, including in the guest house.
- Hair dryers and straighteners
- Salvatore Ferragamo private collection toiletries
- Baby Highchair
- Samsung 55' TV
- Cable Chanel's, Netflix, HBO max, Amazon prime, Disney + and Spotify
- Apple TV
- iPad
- Wine cooler
- Solar panels

Location & Local Information

Situated on the idyllic Lisbon Coast of Portugal, Troia Sands beckons as a premier holiday destination, offering a perfect blend of luxury, tranquillity, and natural beauty. Nestled between the charming towns of Comporta and Troia and enveloped by the pristine landscapes of the Sado Estuary Nature Reserve, this exclusive retreat provides a serene escape from the hustle and bustle of everyday life.

Just a leisurely five-minute walk from the villa lies the tranquil Atlantic Beach, inviting guests to unwind on its golden sands and soak in the breathtaking ocean vistas. With its convenient location approximately 130 kilometres south of Lisbon's vibrant city centre, Troia Sands offers a seamless balance of accessibility and seclusion, making it an ideal getaway for discerning travellers seeking a slice of paradise.

Whether you are looking to bask in the sun by the outdoor heated pool, explore the rich biodiversity of the surrounding nature reserve, or indulge in the villa's luxurious amenities, Troia Sands promises an unforgettable holiday experience in a setting of unparalleled beauty and sophistication.

Local Amenities

Nearest Airport	**Lisbon Airport (129 km)**
Nearest Bar/Pub	**Clubhouse (5 km)**
Nearest Beach	**Praia Atlântica (500 m)**
Nearest Ferry Port	**Atlantic Ferries - Tróia (2 km)**
Nearest Golf	**Tróia Golf (4 km)**
Nearest Restaurant	**Puros Pedaços Lda (1.5 km)**









Nearest Supermarket	**Minimarket Comporta (12.5 km)**
Nearest Tennis	**(500 m)**
Nearest Town/City	**Comporta (12.5 km)**

What we love

- After three years of meticulous renovation, this stunning beach house stands as a testament to exceptional craftsmanship!
- Guests will be only minutes away from amazing leisure destinations like the "One Troia José Mourinho Training Centre" and an incredible 18-hole golf course designed by renowned American architect Trent Jones Senior.
- The site offers cultural activities, such as visits to the Roman ruins - once the largest fish-salting industrial centre of the Roman Empire.
- This villa also can provide nursing, medical, and physiotherapy/osteopathy services. This makes the property an attractive option for guests who might otherwise avoid traveling due to the need for ongoing clinical care related to physical limitations.

What you should know...

- The Soltroia condominium has a tennis court, maintenance circuit, basketball and futsal field, and a playground for the younger ones.
- You can have the in-home experience of wine and cheese tasting from Portuguese producers or even an in-house chef; please enquire for details.
- A concierge service can be provided for your comfort and support, helping with your table reservation for lunch or dinner.
- Please note that the 5th bathroom is part of the outside grounds and not in the main house.

Terms & Conditions

- **Security deposit:** €3000 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4.00 p.m.

- **Departure time:** 10.00 a.m.

- **Energy costs included?:** Yes, included in the rental price.

- **Linen & towels included?:** Yes, included in the rental price.

- **Pets welcome?:** Not permitted.

- **Other Ts and Cs:** Jacuzzi and Sauna are included in the rental price.

- **Changeover day:** Saturday during July and August. Flexible during other periods.

- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** Smoking & Vaping are not permitted.

- **Minimum stay:** 7 nights.

- **Heating costs included?:** Yes, included in the rental price.

- **Pool heating charge?:** Yes, included in the rental price - available all year but turned off in July and August.
 This extra is only available on request and with prior arrangement before arrival. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **Tax:** Tourist Tax is included in Oliver's Travels booking fees.

- **Internet access?:** Wi-Fi internet access included in the rental price.

- **Pool towels included?:** Yes, included in the rental price.