

Cadenza*legacy*

COMPORTA, GRÂNDOLA

Sandstone Sanctuary Villa

CadenzaLux

P: +351 939 587 891

E: mg@cadenzalux.com



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SANDSTONE SANCTUARY VILLA

THE PROPERTY

Experience refined coastal living in this modern three-bedroom residence, inserted in a luxury condominium.

LEGACY. LUXURY. LIVING.



SANDSTONE SANCTUARY VILLA

THE PROPERTY

The house is set on an expansive 9,000 + m² plot of pine forest with a view and total privacy.



SANDSTONE SANCTUARY VILLA

THE PROPERTY

With a gross area of 480 m², this home offers generous interior spaces complemented by peaceful outdoor areas, featuring terrazzo flooring throughout the villa.

SANDSTONE SANCTUARY VILLA

Specifications & Features

Sale: € 3 000 000

Total Built Area: 480 m2

Plot Area: 9000 m2

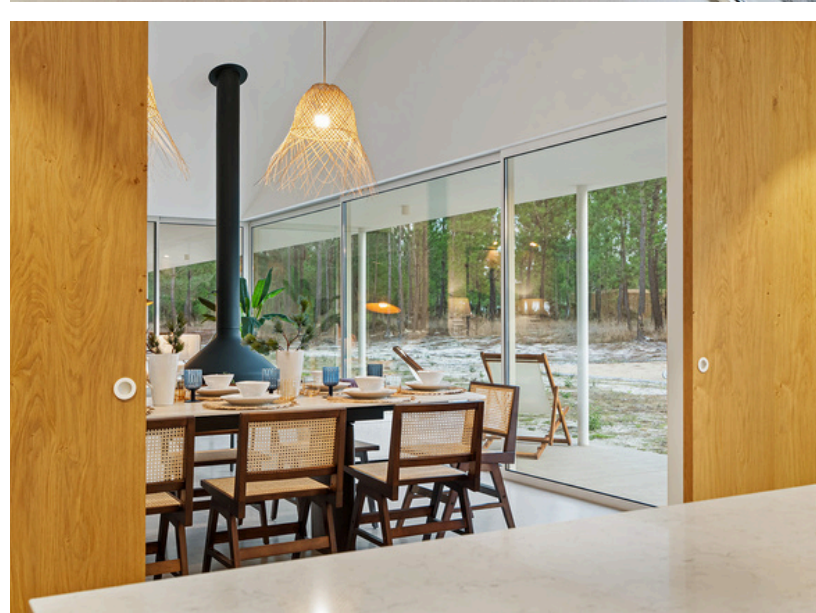
Bedrooms: 3

Bathrooms: 4

Floor: 1

Energy Efficiency Rating: A





SANDSTONE SANCTUARY VILLA

Living Room

The heart of the house is its spacious living room, where clean architectural lines and natural textures create a sophisticated ambiance. Adjacent social areas flow seamlessly to the exterior, enhancing the home's connection to nature.

Outside, the property includes a double-sized outdoor lounge and dining gazebo, ideal for entertaining.





SANDSTONE SANCTUARY VILLA

Bedrooms

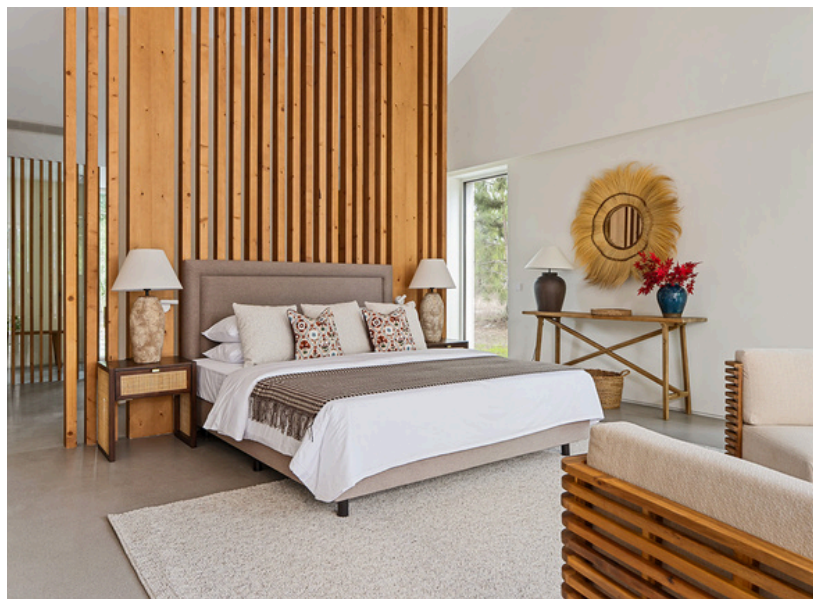
With 3 en-suite bedrooms and 4 bathrooms, the layout has been carefully planned for both privacy and convenience.

Large windows ensure every room is filled with natural light, enhancing the tranquil atmosphere throughout.





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Outdoor Space

Outdoors, a beautifully landscaped garden frames the property, leading to a refreshing swimming pool that includes a wellness area, and the estate also offers an outdoor shed suitable for valuables, sports equipment, and general storage.



SANDSTONE SANCTUARY VILLA

Additional Features

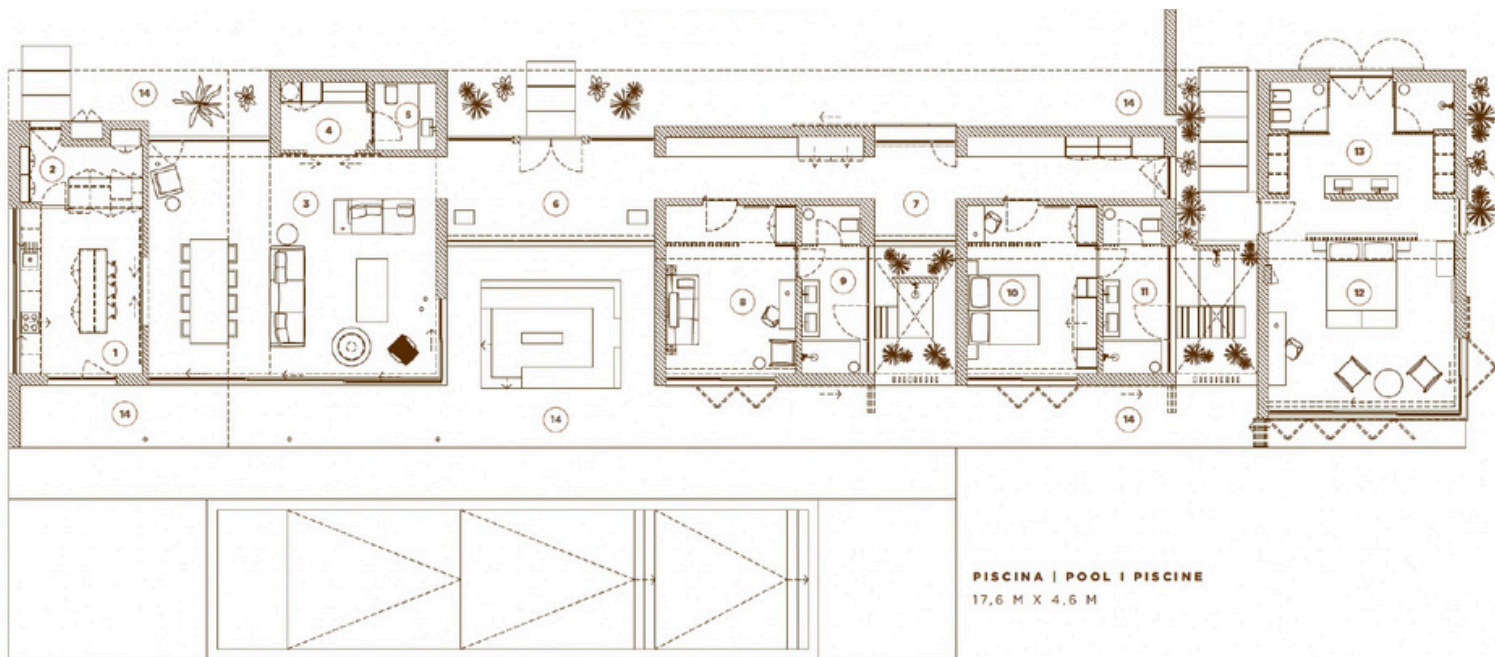
- Meticulous Design
- Light-filled open-plan spaces
- Wellness Area
- Terrazo Floor
- Double sized outdoor lounge & dining gazebo
- **Exclusive access to the Spatia Beach Club**
- **Access to Spatia Resort facilities**
- **5%+rental yield via resort rental program forecast**





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FLOOR PLAN



- | | | |
|---|---|--|
| 1 COZINHA KITCHEN CUISINE
17,4 SQM | 6 VESTÍBULO DE ENTRADA HALL
15,3 SQM | 11 WC 2 SALLE DE BAIN 2
8,7 SQM |
| 2 DISPENSA PANTRY GARDE-MANGER
5,3 SQM | 7 CORREDOR HALLWAY COULOIR
27,2 SQM | 12 QUARTO PRINCIPAL MASTER ROOM CHAMBRE PRINCIPAL
32,7 SQM |
| 3 SALA LIVING ROOM SALLE COMMUNE
51,9 SQM | 8 QUARTO 1 ROOM 1 CHAMBRE 1
18,3 SQM | 13 WC PRINCIPAL MASTER WC SALLE DE BAIN PRINCIPAL
18,4 SQM |
| 4 BENGALEIRO CLOAKROOM VESTIAIR
5 SQM | 9 WC 1 SALLE DE BAIN 1
8,7 SQM | 14 ALPENDRE PORCH PORCHE
156 SQM |
| 5 WC SALLE DE BAIN
3,6 SQM | 10 QUARTO 2 ROOM 2 CHAMBRE 2
18,3 SQM | |



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LIFESTYLE & LOCATION

This beautifully finished villa is at Spatia Estates in Comporta, a development known for its discreet elegance, contemporary architecture, and seamless integration with the surrounding pine forest. Spatia's concept is rooted in harmony with nature, homes that feel calm, timeless, and sophisticated, designed for a refined lifestyle.

Just an hour's drive from Lisbon down Portugal's western coast will take you into one of the country's most beautiful and unexplored areas. The superb location, unspoiled environment, golden beaches, and funky out-of-town vibe make Comporta a destination unrivaled in Europe. The sand dunes and pinewoods, blessed by a gentle Atlantic breeze, are the idyllic setting for Spatia Comporta, where an authentic sense of place blends seamlessly with a luxurious standard of service and the beauty of the natural landscape.



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CadenzaLux

Wanda von Breisky Unipessoal Limitada
Rua Braamcamp 6, 1 Esq., 1250-050 Lisbon
General Information: +351 214 029 418
Email: realestate@cadenzalux.com
www.cadenzalux.com
AMI 18337

