



MM236/24PRT/AMI

Reference

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## Paranhos - Development



Garage

**325 000 €**

(EUR €)

## New Construction | 2-Bedroom | Balcony | Garage | Quinta do Covelo | Green Spaces

A well-established residential area, just steps away from Avenida dos Combatentes, Marquês, and Constituição, as well as the University Campus. This location is well-served by public transportation (buses and metro – Marquês, Combatentes, and Salgueiros), indicating a high and secure potential for value appreciation.

A new residential condominium near Quinta do Covelo with one- and two-bedroom apartments, featuring balconies and a garage, with solar orientation either to the east or west. The building consists of three blocks with seven floors (levels -1 and -2 for parking, ground floor to the 4th floor for residential units).



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**AMI 14355**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



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The apartments come with a fully equipped kitchen, wardrobes, heated flooring, pre-installed air conditioning, double glazing, and a security door.

The apartments offer views either of Quinta do Covelo, the building's common garden, or the street.

All apartments have parking spaces equipped with electric vehicle charging points.

#### Finishes

- Flooring: Swiss Krono floating floor or equivalent (dry areas), porcelain tiles (wet areas)
- Walls: Painted drywall (dry areas), compact marble aggregate on the countertop and between cabinets (kitchen), porcelain tiles and painted drywall (bathroom)
- Ceilings: False ceilings in drywall (dry areas), false ceilings in moisture-resistant drywall (wet areas)
- Insulation between units: Walls between adjacent apartments made of thermal block, drywall panels, and insulation
- Woodwork: Doors and cabinets, kitchen: Lacquered MDF
- Sanitary installations: Wall-hung sanitary ware by Sanindusa or equivalent, Valadares built-in sink or equivalent with lacquered MDF cabinet, Shower with porcelain tiles and glass enclosure, Mirror, Single-lever mixer faucets by OFA or equivalent
- Security doors: Portrisa or equivalent
- Aluminum frames: Anodized aluminum with double glazing and thermal break
- Appliances: Candy or equivalent
- Electrical equipment: EFAPEL or equivalent switches and outlets
- LED spotlights
- Video intercom
- Water heating by heat pump
- Stainless steel sink and single-lever mixer faucet by OFA or equivalent
- Elevators: Orona or equivalent
- Pre-installation of air conditioning

Energy Certification: A



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## Property Features

- Air conditioning pre installation
- Equipped kitchen
- Laminated floor
- Proximity: Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Playground
- Access to people with mobility difficulties
- Floors: 1
- Balcony
- Electric shutters
- Garage
- Drive way
- Central location
- Solar orientation: East, West
- Energetic certification: A
- Security door
- Adapted for wheelchair use
- Heat pump
- Dishwashing machine
- Fitted wardrobes
- Garden
- Built year: 2026
- Private condominium
- Double glazing
- Lift
- Electric garage gate
- Views: City view, Urbanization view, Garden view
- Quiet Location
- Orientation: Exterior
- Video entry system
- Adapted exterior access to the house



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