



MM164/25RT/CMI

Reference

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## Rio Tinto - Apartment



Bedrooms



Bathrooms

Area (m<sup>2</sup>)

Garage

**399 000 €**

(EUR €)

### 3 Bedroom Apartment | 2 Fronts | Terrace | Balcony | Box 4 Cars

Apartment of Typology 3, luxury and in excellent condition!

With a gross area of 247m<sup>2</sup> with two solar fronts, bright, large areas and large glazed surfaces.

Based on a high quality of construction, with excellent finishes and contemporary design that aim at a unique comfort and well-being for its inhabitants.

Central and privileged location in Rio Tinto, in a very quiet residential area, with great access, close to the exit of the IC29, close to the metro station, with a variety of services, shops and schools.

The property consists of:

- Social area:

Entrance hall; Living room with fireplace and balcony;

Kitchen equipped with built-in appliances and with access to a balcony common to the living room.

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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 kitchen stands out for its great storage spaces, with a dining area and fully equipped with: hob, oven, extractor fan, microwave, fridge and dishwasher. Independent laundry room with access from the kitchen.

- Private area:

Corridor to access the rooms; Suite with double wardrobe; the other two bedrooms with built-in wardrobes; To support these rooms, we have a full bathroom.

Excellent terrace with 51m<sup>2</sup>, facing the interior of the condominium, with total privacy!

As main features, we highlight:

Doors to the ceiling, White lacquered wood, False ceilings with built-in spotlights, Suspended bathroom furniture, Frames with laminated double glazing, with high quality thermal and acoustic cut, Black out in the bedrooms, Solar panels, Central heating and stove, Central vacuum, Video intercom, Automated gates.

Building served by two elevators.

Box garage for four cars and also storage.

Condominium with excellent garden area, to enjoy in family moments!

Energy certificate: B

License of Use: 199/10 issued on 2010/10/22

For more information and/or visit, please contact our team without obligation.



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## Property Features

- Gas central heating
- Solar heating
- Equipped kitchen
- Fitted wardrobes
- Proximity: Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- With outdoor area
- Terrace
- Electric shutters
- Garage
- Electric garage gate
- Laundry
- Central location
- Solar orientation: East, West
- Video entry system
- Parking space
- Closed fireplace
- Boiler
- Dishwashing machine
- Central vacuum system
- Built year: 2010
- Balcony
- Double glazing
- Lift
- Garage Spaces: 4
- Drive way
- Views: City view
- Quiet Location
- Energetic certification: B-
- Security door



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