MM236.B2.1.2/24PRT/AMI





Paranhos - Apartment















208

Area (m²)



Garage

460 000 €

(EUR €)

3 Bedroom Duplex Apartment | New Construction | Terrace! Balcony | Garage | Quinta do Covelo | Green spaces

A consolidated residential area, a stone's throw from Avenida dos Combatentes, Marquês and Constituição and the University Pole, very well served by public transport (buses and metro -Marquês, Combatentes and Salgueiros), indicating a high and safe potential for appreciation.

A new residential condominium next to Quinta do Covelo with 1 and 2 bedroom apartments, with balconies and garage, with solar orientation either to the east or west, integrated in a building of 3 blocks with seven floors (-1 and -2 for parking, RC to the 4th for housing)

3 bedroom duplex apartment with gross private areas of 137m². On the ground floor, living room with open space kitchen open to the terrace, laundry, a service bathroom and a suite with full bathroom.



Ana Meneses

+351 919 365 958 ²

ana.meneses@mmimoveis.pt

T +351 933 298 913 2 · E geral@mmimoveis.pt Estr. da Circunvalação 3846 Sala 7, 4435-183 Rio Tinto **AMI 14355**

¹ (Call to national fixed network) | ² (Call to national mobile network)



MM236.B2.1.2/24PRT/AMI

Reference



Scan the QR code to view the property

Upstairs there are two bedrooms and a full bathroom.

Apartment with west orientation.

The apartments have an equipped kitchen, fitted wardrobes, underfloor heating, pre-installation air conditioning, double glazing, security door.

With two parking spaces, already equipped with plugs for charging electric vehicles.

Finishes

- Flooring: Swiss Krono floating floor or equivalent (dry areas), porcelain tile (wet areas)
- Walls: painted plasterboard (dry areas), compact marble chipboard on the top and between furniture (kitchen), porcelain tile and painted plasterboard (WC)
- Ceilings: plasterboard false ceilings (dry areas), water-repellent plasterboard false ceilings (wet areas)

Insulation between fractions: walls between adjoining dwellings in thermal block, plasterboard and insulation

- Carpentry: Doors and cabinets, kitchen: Lacquered MDF
- Sanitary facilities: Sanindusa wall-mounted sanitary ware or equivalent, Valadares built-in washbasin or equivalent and cupboard

in lacquered MDF, Shower in porcelain mosaic and glass screen, Mirror, OFA single-lever mixer taps or

equivalent.

- Portrisa security doors or equivalent.
- Anodised aluminium frames with double glazing and cut-out thermal
- Candy appliances or equivalent
- EFAPEL electrical switchgear or equivalent
- LED floodlights
- Video intercom
- Heating of sanitary water by heat pump
- Stainless steel dishwasher and OFA single-lever mixer or equivalent
- Orona elevators or equivalent
- Pre-installation of air conditioning

Energy certification: A



Ana Meneses

+351 919 365 958 ²

ana.meneses@mmimoveis.pt

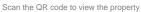
T +351 933 298 913 ² · E geral@mmimoveis.pt Estr. da Circunvalação 3846 Sala 7, 4435-183 Rio Tinto AMI 14355

¹ (Call to national fixed network) | ² (Call to national mobile network)



MM236.B2.1.2/24PRT/AMI

Reference





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
- Electric garage gate
- · Views: City view, Urbanization view, Garden view
- Quiet Location
- · Orientation: Exterior
- · Video entry system
- Adapted exterior access to the house

- Heat pump
- Dishwashing machine
- Fitted wardrobes
- Garden
- Built year: 2026
- Private condominium
- Double glazing
- Lift
- · Garage Spaces: 1
- Drive way
- Central location
- · Solar orientation: East
- Energetic certification: A
- Security door
- · Adapted for wheelchair use



Ana Meneses

+351 919 365 958 ²

ana.meneses@mmimoveis.pt

T +351 933 298 913 ² · E geral@mmimoveis.pt Estr. da Circunvalação 3846 Sala 7, 4435-183 Rio Tinto AMI 14355

¹ (Call to national fixed network) | ² (Call to national mobile network)