



MM236.B2.1.2/24PRT/AMI

Reference

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## Paranhos - Apartment



3

Bedrooms



3

Bathrooms



208

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

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 137m<sup>2</sup>. On the ground floor, living room with open space kitchen open to the terrace, laundry, a service bathroom and a suite with full bathroom.

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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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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



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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
- 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



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