COLDWELL BANKER

Vera Rodrigues
vr@cbcity.pt

Ref
CB13-0115_B
Scan QR code to view property

Mar da Palha Village - Alverca
Vila Franca de Xira, Lisboa

4	4	230,59 sqm	425 sqm	A+
Bedroom(s)	Bathroom(s)	Gross Area	Plot Area	CLASSE ENERGÉTICA

797 000 €

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AMI 23850

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Features

- Private Bathroom: 2
- Bathrooms (en-suite): 2
- Heating
- Washing machine
- Dishwashing machine
- Air conditioning
- Microwave
- Equipped kitchen
- Walk-in wardrobe
- Laminated floor
- Water heater
- Kitchen: Hob, Oven, Microwave, Dishwasher, Washing machine, Exhaust, Water heater, Combined
- Other Room(s): 2
- Dining Room(s): 1
- Pantry(s): 1
- Bedroom Hall: 1
- Service bathroom: 1
- Communal Toilet Facilities: 1
- Suite(s): 2
- Heat pump
- Thermal cut window frames
- Combination Furniture
- Wardrobes: 4
- Pool type: Private
- Proximity: Airport, Mountain, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Playground
- Private Pool: Exterior
- Kitchen
- Living rooms(s): 2
- Video surveillance
- Wi-Fi connection
- Terrace
- Extractor Fan
- Thermal acoustic window frames
- Sealed land area
- WC for visitors
- Accessability\proximity: Bus, Bus station, Airport 30m, Commercial areas, Restaurants, City nearby, Cinema, Bicycle path
- High Security Door
- Energetic certification: A+
- Solar orientation: North, South, East, West
- Water: Main grid
- Electricity: Main grid
- Gas: Main grid
- Number of floors: 3
- Laundry
- Storage / utility room
- Views: Countryside views, River view
- Video entry system
- Double glazing
- Electric shutters
- Open plan living area
- Ceilings: C / suspended lights
- Parking places
- Parking place type: Exterior
- Solar Orientation: East/West
- Lift: No
- Dependent Gross Area: 320
- Private Gross Area: 315
- Built Area: 315
- Bathroom Area: 8,5
- Kitchen Area: 12,53
- Living Room Area: 32,03
- Suite Area: 28.69
- Land Area: 425
- Garden area: 320
- Service Bathroom Area: 5,15
- Shared bathroom area: 6,20
- Corridor Area: 13,03
- Entrance Hall Area: 17,43
- Bedroom Hall Area: 12,85
- Other Room Area(s): 27,37
- Dining room(s) area: 21,30
- Total Room Area(s): 27,44

Mar da Palha Village - Alverca

Mar da Palha is a development of excellence with 23 villas of superior quality and modern architecture.

In the city, at the door of the countryside. Near and far from everything, the 'sea of straw' is located on the border of the urban fabric of Alverca with the countryside, and is surrounded by nature allowing a healthy lifestyle for your family, while also offering the best access and an urban ecosystem.

With windows facing the Tagus River and the countryside, large spaces and plenty of natural light, these villas offer a unique lifestyle for you to enjoy your time to the fullest and live the harmony of the life you have conquered with all the amenities and characteristics of a dream life.

Enjoy the outdoors. Enjoy outdoor spaces designed in detail to create unique moments and experiences with family and friends, bringing well-being without leaving home.

The Mar da Palha development offers modern solutions and differentiated finishes, large spaces with plenty of natural light. A concept that privileges your comfort and the prospect of an incredible life

The end result is exceptional.

Schedule your visit or contact us for more information.

We share with all real estate agents / market professionals.

Areas:

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Room 1 + IS 29.07 m²
Room 2 27.37 m²
Circulation space 17.43 m²
Kitchen 12.53 m²
Dining Room 18.80 m²
Living Room 32.03 m²
IS Social 5.15 m²
Circulation space 13.03 m²
Master Suite + IS 28.69 m²
Bedroom 1 13.51 m²
Bedroom 2 13.93 m²
IS Common 6.20 m²
Circulation space 12.85 m²
Swimming Pool Included in the project
Garden Included in the project
Parking 2 Spaces

ACCESSIBILITY:

- Just 2 minutes from the Alverca junction of the A1 with the A9
- 15 minutes from Lisbon

GREEN SPACES:

- Surrounded by natural green spaces and gardens
- 10 minutes from the Tagus riverside promenade

COMMERCE & SERVICES:

- 5 minutes from Alverca, a consolidated urban center with:
- Schools and Health
- Commercial areas
- Catering, commerce and services

FINISHES - COMFORT, QUALITY & SAFETY

- Air conditioning with DAIKIN Multi-Split units;
- DAIKIN domestic hot water with integrated heat pump;
- Lacquered kitchens, Blum fittings and SIEMENS appliances;
- TIMBERPOR carpentry;
- DIERRE entrance door, Climalit Sparta;
- CIN Interior Paintings and Exterior Facades in Capoto System CIN System or equivalent;
- Electricity and EFAPEL Animato Series, with DOMUS 40 artificial intelligence;
- False ceilings in Pladur with Led Recessed lighting;
- FERMAX video intercom;
- Minimalist ANICOLOR frames KRISTAL.cor 7016 series, thermal cut and SAINTGOBAIN thermal double glazing;
- Exterior blinds in Aluminum Slats with thermal insulation high density polystyrene color RAL 7016;
- Floors of living rooms, bedrooms and common spaces RIBADÃO, luxury spc carcavel colletion oak;
- Coatings on SI: Linea MARGRES toll, LOVE Tortora and LOVE Precious Calacatta;
- Sanitary equipment ARQUI VALADARES, Series TWO and MACAU and Cayene Faucets;
- Tablet-lined pool with water treatment system and ASTRAL POOL sand filter.