COLDWELL BANKER

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Ref
CB02-0325_D
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2-bedroom apartment overlooking the Tagus River, in the VARINO 15 development | Lisbon

Lisboa, Lisboa

2	3	95,2 sqm	0 sqm	CLASSE ENERGÉTICA
Bedroom(s)	Bathroom(s)	Gross Area	Plot Area	

915 000 €

CB02-0325_D

AMI 1032

Features

- Bathrooms (en-suite): 2
- Washing machine
- Dishwashing machine
- Microwave
- Equipped kitchen
- Water heater
- Kitchen: Hob, Oven, Microwave, Dishwasher, Washing machine, Drying machine, Exhaust, Water heater, Combined
- Toilet: Yes
- Suite(s): 2
- Balconies: 1
- Thermal cut window frames
- Electric vehicle charging
- Combination Furniture
- Proximity: Airport, Beach, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Balcony (m2): 6,65
- Central location
- Extractor Fan
- Thermal acoustic window frames
- WC for visitors
- Accessability\proximity: Museums, Subway, Bus, Bus station, Airport 30m, Beach at 30 min, Commercial areas, Restaurants, Golf course 5km, Touristic areas, Cinema, Theather, Marina, Bicycle path
- High Security Door
- Energetic certification: In process
- Electricity: Main grid
- Gas: Main grid
- Number of floors: 6
- Views: River view
- Video entry system
- Lift
- Double glazing
- Open plan living area
- Main drainage

2-bedroom apartment overlooking the Tagus River, in the VARINO 15 development | Lisbon

Two-bedroom apartment with en-suite bathroom, measuring 95.2 m2, and a 6.65 m2 balcony overlooking the Tagus River, located in the “Varino 15” development.

“VARINO 15” is a residential and commercial development of excellence, currently under construction, located in

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Santos, one of the most emblematic, historic, and valued neighborhoods in the city of Lisbon. This project aims to offer a modern, functional housing solution integrated into a consolidated urban area, without sacrificing its own identity and the characteristic charm of its surroundings.
With contemporary architecture and clean lines, the building is being designed with rigorous selection of materials, construction quality, and attention to detail.

The development includes:
3 commercial spaces, ideal for integrating services or local businesses;
26 housing units, distributed as follows:
1 studio apartment, a versatile solution for owner-occupiers or investors;
8 one-bedroom apartments, suitable for professionals, young couples, or investors;
13 two-bedroom apartments, ideal for small families;
4 T3 units, designed for families who value comfort, space, and centrality.

The private areas range from 63 m² to 130 m², ensuring a diverse offering capable of responding to different lifestyles and user profiles.
The development also offers private parking, an added value in a location where this amenity is increasingly scarce.

The Santos area stands out for its unique atmosphere, where Lisbon tradition coexists harmoniously with urban modernity. This is a neighborhood in constant appreciation, with a strong cultural, artistic, and commercial dynamic.

Among the main advantages of the location are:
Proximity to a wide range of restaurants, local shops, art galleries, and cultural spaces;
Just a few minutes from the riverfront, with green areas, bike paths, and leisure spaces;
Excellent accessibility by public transport (metro, buses, and trams);
Proximity to areas of significant historical, heritage, and tourist interest, such as Lapa, Cais do Sodré, and the National Museum of Ancient Art.

Varino 15 is a solid option for home ownership or real estate investment in one of the most promising locations in Lisbon.

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