COLDWELL BANKER | PORTUGAL

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Ref

CB02-0325_J

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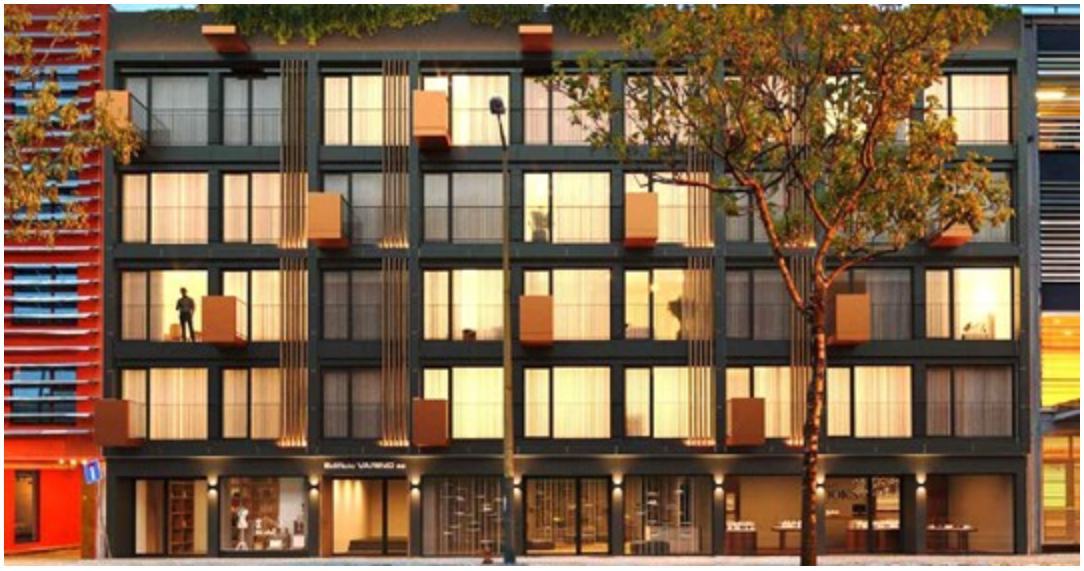
3-bedroom apartment with views of the Tagus River and parking, in the VARINO development | Lisbon

Lisboa, Lisboa



3	4	126,95 sqm	0 sqm	CLASSE ENERGÉTICA
Bedroom(s)	Bathroom(s)	Gross Area	Plot Area	

1 240 000 €

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AMI 1032

Features

- Bathrooms (en-suite): 3
- Washing machine
- Dishwashing machine
- Microwave
- Equipped kitchen
- Water heater
- Kitchen: Hob, Oven, Microwave, Dishwasher, Washing machine, Drying machine, Exhaust, Water heater, Combined
- Balconies: 1
- Thermal cut window frames
- Electric vehicle charging
- Proximity: Airport, Beach, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Balcony (m2): 1
- Central location
- Garage
- 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, City nearby, Touristic areas, Cinema, Theather, Marina, Bicycle path
- High Security Door
- Energetic certification: In process
- Water: Main grid
- Electricity: Main grid
- Gas: Main grid
- Views: River view
- Lift
- Double glazing
- Electric garage gate
- Main drainage
- Parking places

3-bedroom apartment with views of the Tagus River and parking, in the VARINO development | Lisbon

Apartment with 3 suites, measuring 120.30 m2, with 6.65 m2 of balconies and 2 parking spaces, overlooking the Tagus River.

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VARINO 15 is a residential and commercial development of excellence, currently under construction, located in Santos, one of the most emblematic, historic and valued neighbourhoods in the city of Lisbon. This project aims to offer a modern, functional and integrated housing solution in 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 shops;
26 housing units, distributed as follows:
1 studio unit, a versatile solution for own use or investment;
8 one-bedroom units, suitable for professionals, young couples or investors;
13 two-bedroom units, 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 offer, 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 neighbourhood 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, cycle paths and leisure facilities;
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 owner-occupied housing or real estate investment.