COLDWELL BANKER

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Ref
CB02-0235_AB
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1 bedroom apartment with balcony in the development "VARINO 15" | Lisbon

Lisboa, Lisboa

1	1	76,7 sqm	0 sqm	CLASSE ENERGÉTICA
Bedroom(s)	Bathroom(s)	Gross Area	Plot Area	

705 000 €

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AMI 1032

Features

- Bathrooms (en-suite): 3
- Washing machine
- Dishwashing machine
- Microwave
- Water heater
- Kitchen: Hob, Oven, Microwave, Dishwasher, Washing machine, Drying machine, Exhaust, Water heater, Combined
- Suite(s): 3
- 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
- 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, Bicycle path
- High Security Door
- Energetic certification: In process
- Water: Main grid
- Electricity: Main grid
- Gas: Main grid
- Views: River view
- Video entry system
- Lift
- Double glazing
- Electric garage gate
- Parking places

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Main areas;
- ABP: 76.7 m2
- Balconies: 8m2

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- Total area: 84.7m2

"VARINO 15" is a residential and commercial development of excellence, currently under construction, located in Santos, one of the most emblematic, historic and valued neighborhoods in the city of Lisbon. This project aims to offer a modern, functional and integrated housing solution in a consolidated urban area, without giving up its own identity and the characteristic charm of the surroundings.
With a contemporary architecture and clean lines, the building is being designed with rigor in the selection of materials, constructive quality and attention to detail.

The project includes:
3 commercial spaces, ideal for integrating services or proximity commerce;
26 housing units, distributed as follows:
1 T0+1 unit, versatile solution for own housing or investment;
8 T1 units, suitable for professionals, young couples or investors;
13 T2 units, ideal for small households;
4 T3 units, aimed at families who value comfort, space and centrality.

The private areas vary between 63 m² and 130 m², ensuring a diversified offer, capable of responding to different lifestyles and user profiles.
The development also offers private parking, an added value in a location where this convenience is increasingly scarce.

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

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

The "Varino 15" represents a solid proposal for own housing or real estate investment, in one of the places with the greatest potential for appreciation in the city of Lisbon.