Everton Lima

Tel: 967301502

Email: evertonlima@decisoesesolucoes.com

Preço: 689 000 €

4	4	✔	179,12 sqm	0 sqm	✔	2023

Ref. VFXESL3 | Setúbal

Townhouse T4 in UDF de Azeitão (São Lourenço e São Simão)

Excellent investment opportunity in an independent single-story 4-bedroom residence, located in Azeitão, a combination of sea and mountain.

Standing out with an Energy Certificate A, the residence offers a range of modern features and amenities. Currently in the final finishing phase, the property includes an alarm system with remote access via an application, video surveillance system with a remote-access app and a concierge, electric thermal blinds with centralized closure and home automation also accessible through an app, central vacuum, pre-installation of air conditioning, and photovoltaic panel.

The house features a garage of 25.74 m2, equipped with an automatic gate (3.40m) and two outlets for charging. The covered porches, with an area of 36 m2, provide a cozy space with a false ceiling and LED lighting, ideal for living areas, dining, barbecue, and a sink with a countertop.

The highlight of the property is the designed concrete pool, coated with glass mosaic tiles, facing south, measuring 7.5m X 3.5m. Additionally, it has an outdoor support space, an external shower, and a 23 m2 kitchen from the prestigious brand Santos, fully equipped with TEKA appliances.

AMI: 18734 | Rua General Humberto Delgado, 15, Bom Retiro 2600-154 Vila Franca de Xira, , Vila Franca de Xira

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Inside, the house features a 41.20 m2 living room with a decorative electric fireplace, a master suite of 19.27 m2 with an open closet, and a total of six wardrobes distributed among the various rooms. There are five sanitary facilities, all with quality finishes, ceramic coating, and LED lighting.

With laminate flooring throughout the house (except in sanitary facilities and kitchen in ceramics), the property includes a reinforced entrance door, exterior walls in thermal block with additional external thermal insulation, false ceilings with LED lighting in all divisions, electric thermal blinds with centralized closure and home automation. The Bosch thermosiphon solar system, with a 300L tank and electric support, provides energy efficiency.

The PVC frames from the German brand Kí¶mmerling, with double glazing and tilt-and-turn fittings, and the interior walls in projected stucco painted in white complete the profile of this modern and sophisticated residence. Don't miss the opportunity to acquire this unique property, ideal for those seeking comfort, technology, and quality of life. Schedule your visit!

General features

- Refrigerator
- Extractor Fan
- Furnished
- Microwave
- Kitchen: Hob, Oven
- Air conditioning pre installation

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- Equipped kitchen
- Fitted wardrobes
- Thermal blinds
- Shower tray
- Pool
- Video surveillance
- Central vacuum system
- Security alarm
- Electric garage gate
- Domotics
- Energetic certification: A
- Parking places number: 1
- Pets welcome
- Dishwashing machine
- Solar panels pre installation
- Wall-hung sanitaryware
- Garden
- Barbecue
- Built year: 2023
- Video entry system
- Electric shutters
- Pantry
- Security door
- Garage
- Minimum stay 7 days