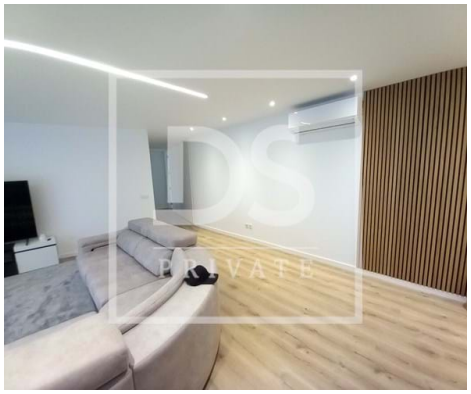
Ana Santos

Tel: +351 925 251 963

Email: anadossantos@dsprivate.com

Preço: 425 000 €



3	2	✖	118,49 sqm	0 sqm	✖	2023

Ref. DSPTVEDRASAS1 | Lourinhã

Magnificent 3-Bedroom Apartment in the center of Lourinhã, in a Private Condominium

Magnificent 3-Bedroom Apartment in the center of Lourinhã, in a Private Condominium
Lourinhã, globally known as the World Capital of Dinosaurs

Semi-new 3-bedroom apartment on a high ground floor with a usable area of 131.65 m2, with access to an elevator, in a 4-story building.
With first-class finishes and great taste, it is located in a private condominium.
This property is fully equipped with AEG appliances; American fridge, induction cooktop, extractor fan, oven, microwave, dishwasher, and washer/dryer.
It can be fully furnished with high-quality furniture, according to the agreement of both parties. All rooms have Bosch air conditioning.

Room Areas and Features:

Hall with 3.55 m2 and built-in wardrobe
Open Space Living Room/Kitchen with 45.45 m2, with access to a 15.10 m2 balcony

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Hallway between the rooms with 7.65 m2 and built-in wardrobe
1 Bedroom with 13.40 m2, built-in wardrobe, and access to the same balcony
1 Full bathroom with shower base for the bedrooms with 4.70 m2
1 Bedroom with 15.65 m2, built-in wardrobe, and access to the same balcony
1 Suite with 15.25 m2, built-in wardrobe, and access to a terrace, with a covered area of 3.95 m2 and an uncovered area of 12.70 m2
1 Suite bathroom with shower base, measuring 3.30 m2
Other Features:

Video intercom
Ceilings with LED lighting
Windows with double-glazed tilt-and-turn windows, thermal and acoustic insulation
Electric blinds
Quickstep laminated flooring
Ceramic flooring from Margrés Linea Pure Stone
Solar panels with a 300-liter water tank
Water heater
Equipped with air renewal system (VMC)
The property also includes 2 parking spaces, one covered and another reserved and for the exclusive use of condominium residents (closed).

1 Storage room on the -1 floor with 20 m2
1 Meeting room with a bathroom
The condominium offers a sports field, an outdoor shower, a party room with a barbecue, and a future children's playground.
About 3 minutes away, you'll find all essential goods and services, 5 minutes from the bus station, health center, 10 minutes from Lourinhã Primary School, the picnic park 3 minutes away, and Várzea Park 7 minutes away, near Burger King, Stork Park, and BP gas station.
6 minutes from Areia Branca Beach, and not far from there are Areal Beach and others.
14 km from access to the A8 highway towards Lisbon.
50 minutes from Lisbon International Airport.

Schedule your visit!

This information, although accurate, does not replace consultation of the documentation at the real estate agency Lic. AMI nº 21634.

With DS PRIVATE Torres Vedras, you will be guaranteed to be supported by a team of dedicated and experienced professionals, providing:

Close support and 100% availability throughout the entire process
A market analysis tailored to your needs and requirements, leveraging extensive experience and knowledge in the real estate market
Support and negotiation consulting, as well as assistance with the Promissory Purchase and Sale Agreement (CPCV) and the Deed of Sale
Help in finding the best financing solution for your case through our Credit Intermediation service. We are credit intermediaries, registered with the Bank of Portugal under number 7165.
If you are looking for a personalized service with support from an experienced team throughout the process, we are definitely the ideal agency for you.

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We look forward to meeting you!

General features

- Air conditioning
- Solar panels pre installation
- Blinds
- Thermal insulation
- Tilt and turn windows
- Dependent Gross Area: 56,71
- Floors: 4
- Drive way
- Views: City view
- Lift
- Thermoaccumulator
- Kitchen: Water heater
- Acoustic insulation
- Shower tray
- Gross Private Area: 131,65
- Built year: 2023
- Private condominium
- Storage / utility room
- Video entry system
- Double glazing

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- Electric shutters
- Energetic certification: A
- Balcony
- Extractor Fan
- Solar orientation: North, South
- Terrace

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