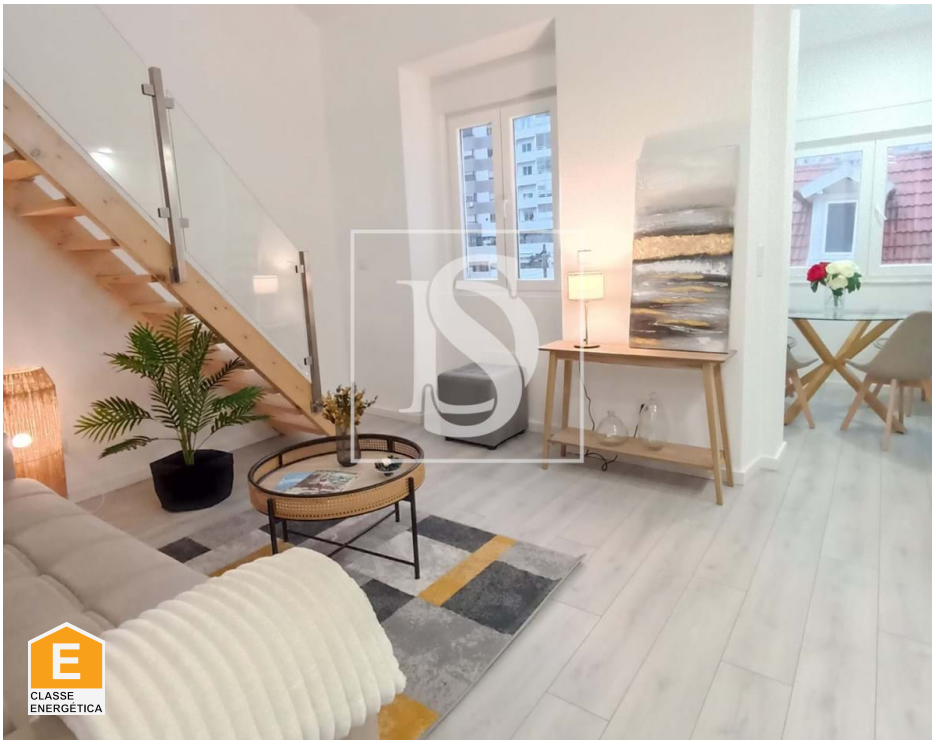
**Paula Simões**

**Tel:** 918041634

**Email:** paulasimoes@decisoesesolucoes.com

## Preço: 399 900 €



| 3 | 3 | ✖ | 80 sqm | 0 sqm | ✖ | 1951 |
|---|---|---|---|---|---|---|

**Ref.** DSODVPS1030 | Lisboa

## 3 Bedrooms Benfica - Lisbon

3 Bedroom Mezzanine Apartment (3 WC) – Laranjeiras, brand new

This magnificent 3 bedroom apartment is presented, located in a residential and family neighborhood in Laranjeiras. The property stands out for its quality of construction, excellent finishes and a 2-year work warranty, offering all the comfort and security you are looking for.

Key features
Typology: T3 with a mezzanine of 22 m² and private bathroom
Bathrooms: 3 (including two suites)
Comfort and Safety: Double glazing, tilt-and-turn windows, electric shutters, armored door and pre-installation of air conditioning
Bedrooms: Built-in wardrobes, offering ample storage space
Kitchen: Fully equipped with modern appliances
Furnished and Decorated: Project signed by interior decorator. Furniture and décor included in the purchase price (optional and deductible from the final price)
Sun Exposure: Two fronts, ensuring excellent luminosity

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Location and Accessibility
Inserted in a quiet residential area, with easy access to commerce and services
650 m from the Citizen's Shop and 500 m from the Catholic University of Portugal
450 m from the Laranjeiras Metro and 650 m from Sete Rios station (Metro, CP and Rede Expressos)
Proximity to various public transport, allowing quick travel around the city
Building Infrastructures
Fully renovated building (water columns, sewers and roof), ensuring excellent comfort and safety conditions
This apartment is the ideal choice for those who value modernity, comfort and privileged location.

Schedule your visit now and come and discover your new home in Laranjeiras!

# General features

- Built year: 1951
- Private gross area: 80
- Electric shutters
- Thermal acoustic window frames
- Double glazing
- Energetic certification: E