**Carlos Silva**

**Tel:** 965505697

**Email:** carlossilva@decisoesesolucoes.com

## Preço: 310 000 €

| 2 | 2 | ✖ | 67 sqm | 0 sqm | ✖ | 2022 |
|---|---|---|---|---|---|---|

**Ref.** DSEPSCS103 | Braga

## T2 w/ NEW in the Heart of BRAGA – Comfort and Convenience

We present this magnificent 2 bedroom apartment, located in the center of the city of Braga, ideal for those looking for comfort, modernity and a privileged location.

Key features
 Premium Location – Located in the heart of Braga, with easy access to commerce, services, transport and leisure.
 Welcoming and Bright Spaces – Well-distributed rooms, with excellent sun exposure.
 Equipped Kitchen – Modern and functional, ready for use (extractor fan, hob, oven, microwave, fridge, dishwasher and washing machine).
 Comfort and Quality – High quality finishes, thermal and acoustic insulation, complete AIR CONDITIONING system.
 Balcony – Ideal for leisure time.
 More equipment – video intercom, heat pump for water heating.

This apartment, completed in 2022, has a construction area of 72.57 m². Inside we have a kitchen with an island in OPEN SPACE with the living room, distributed in a living and dining area, which are

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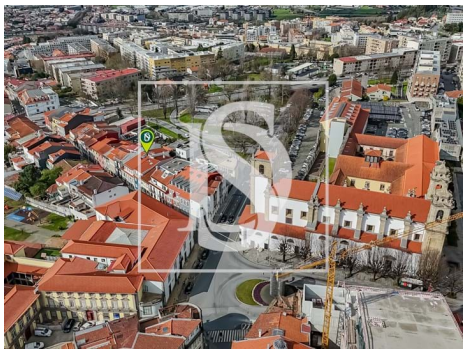
interconnected with the balcony. It also has a complete bathroom to support the social area and one of the bedrooms, and a SUITE.

This apartment is perfect for families, young couples or investors who want a property in one of the most valued areas of Braga.

Condominium fee: 118,00€ / quarter

Don't miss this opportunity!
Schedule your visit now and discover your new home.



# General features

- Kitchen: Hob, Oven, Fridge, Microwave, Dishwasher, Washing machine, Exhaust
- Fitted wardrobes
- Built year: 2022
- Private gross area: 67
- Air conditioning
- Heat pump
- Outbuilding area (Ex. garage, etc): 5,5
- Views: City view, Urbanization view
- Video entry system

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- Drive way
- Double glazing
- Energetic certification: B
- Central location