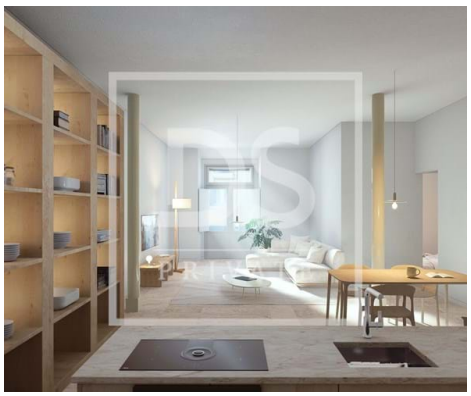
# Nelson Silva

**Tel:** 927729386

**Email:** nelsonsilva@dsprivate.com

## Preço: 152 000 €



| 1 | ✖ | 35,97 sqm | 0 sqm | ✖ | 2025 |
|---|---|---|---|---|---|

**Ref.** DSPTVEDRASNRS14 | Torres Vedras

## 1-Bedroom Apartment | Opportunity

1-Bedroom Apartment | Opportunity

We present Fraction B, an elegant 1-bedroom apartment on the ground floor of a building in Largo dos Polomes, a fully rehabilitated building that combines the history of Torres Vedras with modern, high-quality finishes.
With a gross area of 67m² and a usable area of 54m², this apartment stands out for its functional layout and cozy atmosphere:

Living Room with Kitchenette (27m²) – A spacious and bright area, ideal for a modern and practical lifestyle, with an equipped kitchen and high-quality finishes.
Bedroom (14m²) – Generous and well-lit, offering comfort and privacy.
Pantry (4m²) and Storage (2m²) – Storage areas that enhance the apartment's functionality.
Bathroom (5m²) – Equipped with modern materials, including a smooth concrete shower base and ROCA Debba series sanitary ware.
The privileged location, with direct access to Rua Dias Neiva, allows for quick access to the city center and the main infrastructure of Torres Vedras.

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Exclusive Advantages
 Purchase off-plan – Opportunity to buy at a more competitive price with favorable conditions and potential property appreciation until the completion of the work.
 Customization – Option to choose some finishes, allowing you to adapt the apartment to your personal taste.
 Ideal for investors – The location in an ARU zone (Urban Rehabilitation Area) may offer tax benefits for landlords opting for rental, making this unit an excellent choice for rental income.
 Expected delivery by August 2026 – Enough time to plan your investment or move to a new home.

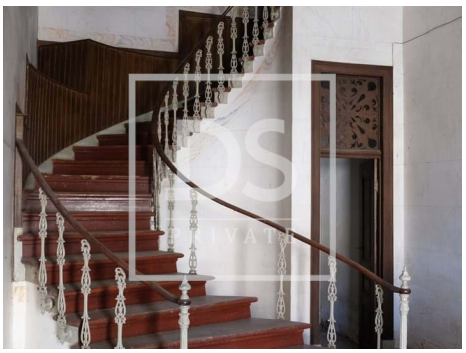
Schedule your visit!

Although this information is accurate, it does not replace consulting the documentation at the real estate agency. AMI License No. 21634.

With DS PRIVATE Torres Vedras, you are guaranteed to be accompanied by a dedicated and experienced team, providing:

Close and 100% available support throughout the entire process.
Market analysis tailored to your needs and requirements, using extensive experience and knowledge of the real estate market.
Support and consultancy for negotiations, as well as in the preparation of the Promissory Purchase and Sale Agreement (CPCV) and the Deed.
Assistance in finding the best financing solution for your case through our Credit Intermediation service. We are licensed credit intermediaries, registered with the Bank of Portugal under No. 7165.
If you are looking for personalized service with a dedicated team to guide you through the entire process, we are undoubtedly the ideal agency for you.

We look forward to meeting you!



# General features

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- Water heater
- PVC frames
- Floors: 1
- Views: City view
- Quiet Location
- Energetic certification: B
- Kitchen: Hob, Dishwasher
- Built year: 2025
- Kitchenette
- Double glazing
- Central location