**Luís Santos | Diretor Comercial Imobiliária**

**Tel:** +351 915 176 520

**Email:** luiscostasantos@decisoesesolucoes.com

**Preço: 900 €**

| 1 | 1 | ✔ | 33 sqm | 0 sqm | ✖ | 1999 |
|---|---|---|---|---|---|---|

**Ref.** DSFRILS11 | Lourinhã

## Apartment T1 Praia da Areia Branca

**1 bedroom apartment in a gated community – Praia da Areia Branca**

Discover this charming 1 bedroom apartment, located in a gated community in the heart of Praia da Areia Branca, just **300 meters from the sea**. Inserted in a quiet area with a family atmosphere, this property is ideal for living, spending holidays.

The village of Praia da Areia Branca offers a relaxed lifestyle, with **swerves, bakery, bars and supermarket** all within walking distance. Just **5 minutes from Vila da Lourinhã**, with **direct public transport**, this location combines comfort, accessibility and quality of life.

The condominium has a **swimming pool, private parking** and well-kept common areas, perfect for moments of leisure and rest.

**Key features:**

- T1 with good natural light

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- Gated community with pool
- Private parking
- 300 meters from the beach
- Quiet area with commerce and services
- Excellent access and transport

# General features

- Garden
- Pool
- Outbuilding area (Ex. garage, etc): 27
- Views: City view
- Gas: Bottle
- Smoke extractors
- Drive way
- Electric garage gate
- Proximity: Beach, Restaurants, Public Transport, Playground
- Built year: 1999
- Private gross area: 36
- Electric gates
- Private condominium
- Floors: 1
- Kitchenette
- Main drainage

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- Walking distance to beach
- Central location
- Energetic certification: D
- Mains water
- Renovation year: 1999
- Parking places number: 1
- Quiet Location
- Parking space
- Solar orientation: South
- Balcony
- Orientation: Exterior