Elias Kerdivar

Tel: +351 935 989 426

Email: eliaskerdivar@dsprivate.com

Preço: 1 150 000 €

3	2	✖	144,5 sqm	0 sqm	✔	2006

Ref. DSPDAVILLA3101 | Lisboa

3-bedroom Apartment with 3 Balconies in São Sebastião da Pedreira, Avenidas Novas

3-bedroom Apartment with 3 Balconies in São Sebastião da Pedreira, Avenidas Novas

We present this spacious 3-bedroom apartment, with 170 m², located on the top floor of a building with two elevators, in the heart of Avenidas Novas.
Its generous layout and balanced distribution provide a distinctive living experience. The social area includes a spacious living room with a dining area and an island kitchen, fully equipped, designed for those who value functionality and moments of togetherness. The private area comprises three bedrooms and two bathrooms.
With three balconies and east–west sun exposure, natural light fills the apartment throughout the day, enhancing comfort and the elegant atmosphere of the space. The property also features air conditioning in all rooms, a storage room, and two optional parking spaces.
The strategic location of this apartment, close to El Corte Inglés, Fundação Gulbenkian, São Sebastião Metro Station, shops, services, and restaurants, allows you to be surrounded by everything that makes Avenidas Novas one of the most exclusive and refined areas of Lisbon.
A unique opportunity for those seeking to live with distinction, space, and comfort in one of the city's most

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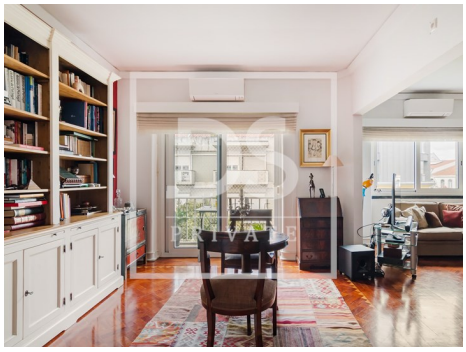
prestigious areas.

Please contact us, we are at your disposal to provide you with all the information you need.
Kind regards,
The DS Private Davilla team.



General features

- Heating
- Fitted wardrobes
- Blackout blinds
- Proximity: Airport, Mountain, Beach, Golf course, Shopping, Restaurants, City, Open field, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Dependent Gross Area: 10
- Floors: 5
- Air conditioning
- Blinds
- Simple bathtub
- Gross Private Area: 170
- Built year: 2006
- Drive way
- Security alarm
- Double glazing

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- Video entry system
- Lift
- Electric shutters
- Energetic certification: B-
- Terrace
- Parking places number: 2
- Central location
- Balcony
- Garage