Paulo Diegues

Tel: 920151331

Email: paulodiegues@decisoesesolucoes.com

Preço: 230 000 €

2	1	✖	68,9 sqm	0 sqm	✖	1970

Ref. DSLXPNJPF69 | Setúbal

Refurbished 2 bedroom apartment with used attic | Av. Dr. António Rodrigues Manito – Setúbal

We present this fully refurbished apartment, located on Av.ª Dr. António Rodrigues Manito, one of the most central and sought-after areas of the city of Setúbal, with easy access to shops, services, public transport, schools and main roads.

Located on the 3rd floor of a building without elevator, the property has a gross private area of 76.55 m², offering an excellent combination of functionality, comfort and natural light.

The apartment has been recently refurbished, featuring:
• Modern flooring in all rooms
• Renovated kitchen, with contemporary furniture, semi-equipped and good storage capacity
• Modern window frames that favor the entry of natural light
• Bathroom with shower
• Current and neutral finishes, ready to move in

One of the great differentials of this property is the direct connection to the attic, through the apartment

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itself, allowing the use of this space as a true extension of the private area. This attic, already used and transformed into an additional room, offers versatility to function as an office, extra bedroom, leisure area or large storage area, creating the feeling of a T2+1 and adding a very relevant added value in terms of useful space, comfort and privacy, even if it is not registered.

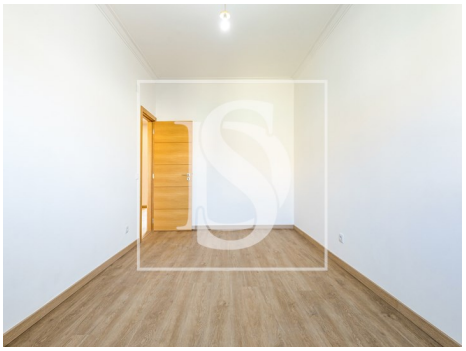
This interior connection to the attic is rare in apartments in this segment and area, making this property especially attractive for families who need more space or for those looking for an extra area for teleworking, hobbies or organized storage.

The excellent sun exposure provides bright and pleasant environments throughout the day, making the apartment especially welcoming.

Ideal for both own housing and investment, given its strategic location and state of conservation.

Advantages of Living on Avenida Dr. Rodrigues Manito
• Central Location: Close to shops, services and public transport.
• Access to Schools: Several options of educational institutions nearby.
• Health Infrastructure: Ease of access to health centers and hospitals.
• Leisure and Culture: Proximity to parks, theaters and entertainment venues.
• Family Atmosphere: Welcoming and safe neighborhood, ideal for families.
• Quality of Life: Mixture of urbanity with green areas, promoting a balanced lifestyle.

Don't miss this opportunity in Setúbal. Book your visit now



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General features

- Extractor Fan
- Fitted wardrobes
- Blinds
- Proximity: Shopping, Pharmacy, Public Transport, Schools, Restaurants, City
- Private gross area: 76.55
- Double glazing
- Balcony
- Kitchen: Hob, Oven, Microwave, Dishwasher, Exhaust, Water boiler
- PVC frames
- Shower Enclosures
- Built year: 1970
- Views: City view
- Energetic certification: E

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