António Carvalho

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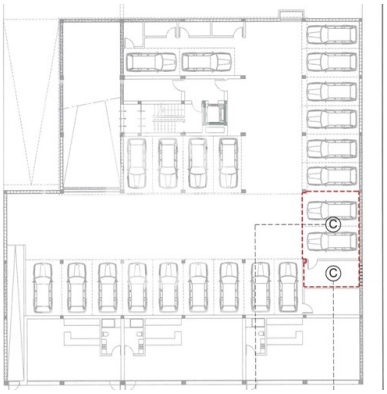
Preço: 300 000 €



CLASSE ENERGÉTICA

2	2	✖	97,6 sqm	0 sqm	✖	2027

Ref. DSAVRVCAC147 | Estarreja

T2 with balcony to the West and excellent sun exposure to the South | 1st floor

Fraction C is an apartment that invites you to live with tranquility, comfort and a constant relationship with natural light. Located on the first floor of this new building in Quinta do Outeiro, in Avanca, this fraction benefits from a particularly balanced position: elevated enough to guarantee privacy and luminosity, and at the same time surrounded by other dwellings, which naturally contributes to greater thermal comfort throughout the year.

Here, the house becomes a space that protects, welcomes and accompanies the rhythm of the seasons.

 Late afternoon light and natural warmth throughout the day

The experience begins in the social area, where the living room and kitchen develop in open-space, creating a spacious, fluid and naturally inviting environment. This space extends directly to the balcony facing West — a true refuge at the end of the day.

This is where time slows down. The warm light of the sunset enters the room and transforms the environment, creating a serene atmosphere, perfect for moments of pause, conviviality or simply to enjoy

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the silence and the transition between day and night.

In addition, the predominant orientation to the south in the other rooms ensures a constant presence of natural light throughout the day. This exhibition is one of the most valued in the real estate market, not only for the luminosity it provides, but also for the feeling of thermal comfort and well-being it creates.

The house naturally remains bright, balanced and welcoming in all seasons.

 Organization designed to live with freedom

With about 140 m² of gross area, this fraction offers dimensions that allow you to live without limitations.

The private area consists of two bedrooms with excellent presence and comfort, including a suite that adds an additional level of privacy and autonomy to everyday life. The clear separation between the social area and the most intimate area of the house allows for a more fluid experience, where each space fulfills its purpose naturally.

The two bathrooms reinforce the functionality of the apartment, allowing a practical and comfortable use, both in the family daily life and when receiving visitors.

The layout of the rooms favors the entry of light, circulation and the feeling of openness, creating an environment that always feels light and balanced.

 Thermal comfort and natural efficiency

As it is located on the first floor and surrounded by other fractions, Fraction C benefits from greater natural thermal stability. This characteristic, often discreet but extremely relevant, contributes to a more balanced indoor temperature throughout the year, reducing thermal losses in winter and overheating in summer.

It's a comfort you feel every day — and that also translates into greater energy efficiency.

 Full functionality for modern everyday life

This fraction also includes:

• Two private parking spaces on the -1 floor
• Dedicated storage, ideal for additional organization
• Equipped kitchen and contemporary construction solutions
• New building, with a focus on current comfort and efficiency

Everything has been designed to simplify everyday life and add real value to the experience of living here.

 A home that offers balance

Fraction C is distinguished by the way it combines light, comfort and stability. The balcony to the west invites you to live the late afternoons more calmly. The southern exposure ensures constant luminosity. The position in the building creates a protected and balanced environment.

It is an apartment where it is easy to imagine quiet routines, moments of conviviality and a continuous sense of well-being.

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More than a T2, it is a space where the house truly becomes a place of refuge.

.DO POSTERIOR POENTE

LATERAL SUL

General features

- Kitchen: Hob, Oven, Microwave, Dishwasher, Exhaust
- Thermal acoustic window frames
- Private gross area: 97,6
- Lift
- Energetic certification: A
- Balcony
- Parking Space
- Built year: 2027
- Outbuilding area (Ex. garage, etc): 52,8
- Views: Garden view, City view, Urbanization view
- Smoke extractors
- Solar orientation: South, West
- Parking places number: 2