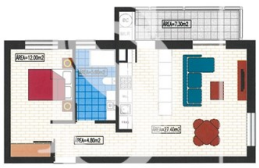
António Carvalho

Tel: 938022627

Email: antoniocarvalho@decisoesesolucoes.com

Preço: 180 000 €



1	1	✖	59 sqm	0 sqm	✖	2027

Ref. DSAVRVCAC148 | Estarreja

T1 with Balcony and Light of Two Orientations | Perfect Balance for Living and Working — Avanca

Fraction D of Lot 51 of Quinta do Outeiro, is a 1 bedroom apartment designed for those who value independence, comfort and a balanced relationship between home and professional life. Whether you want to live alone, work remotely or invest in a functional and bright space, this fraction offers something increasingly rare: an environment that keeps up with the rhythm of the day.

The experience begins in the social area, with an open-space living room and kitchen with about 27.4 m² — a large and versatile space, where it is possible to live, receive, work or simply be. It is also from here that you directly access the balcony with the main orientation to the East, a natural invitation to start the day with soft light and renewed energy.

But it is the second front of the balcony, and the living room, also facing south, that truly transforms the space. This double solar orientation is a discreet but powerful detail: it allows you to enjoy not only the morning light, but also the sun throughout the afternoon — something highly valued and uncommon in apartments of this type.

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 Natural Light Throughout the Day

Fraction D is designed to maximise the entry of light and create a constant sense of openness and well-being:

Balcony with two orientations: East and South

Room with double sun exposure, including additional window to the south

Room with window to the east, ideal for waking up with natural light

Bathroom with direct window to the outside — a functional detail that is highly valued in the market

The result is an apartment that never feels closed — light enters, circulates and transforms the environment throughout the day.

 A Space That Fits Your Life

With a gross area of about 59 m², this fraction offers a perfect scale for those looking for simplicity without giving up comfort.

The bedroom, with about 12 m², provides a quiet and welcoming environment, while the social area allows you to create different environments — living area, dining area and even a workspace with natural light, increasingly essential for independent professionals or remote professionals.

It's the kind of apartment that suits you — whether you're looking to start a new chapter, live autonomously, or invest with a vision of the future.

 Full Functionality

Private parking space on the -1 floor

New building with modern construction

Balcony with true functional use – not just decorative

Fraction D is an apartment with an identity: bright, balanced and contemporary. A space where it is easy to imagine productive mornings, afternoons with natural light and quiet evenings.

More than a T1, it is a starting point — to live, create and evolve.

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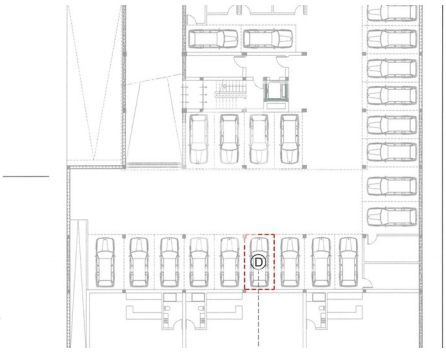

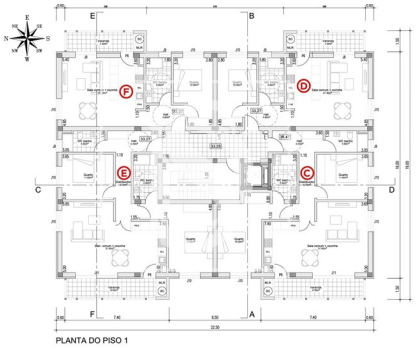

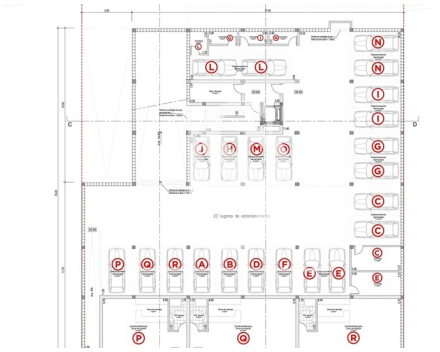

General features

- Built year: 2027
- Outbuilding area (Ex. garage, etc): 21
- Views: City view
- Smoke extractors
- Balcony
- Parking Space
- Thermal acoustic window frames
- Private gross area: 59
- Lift
- Energetic certification: A
- Parking places number: 2