António Carvalho

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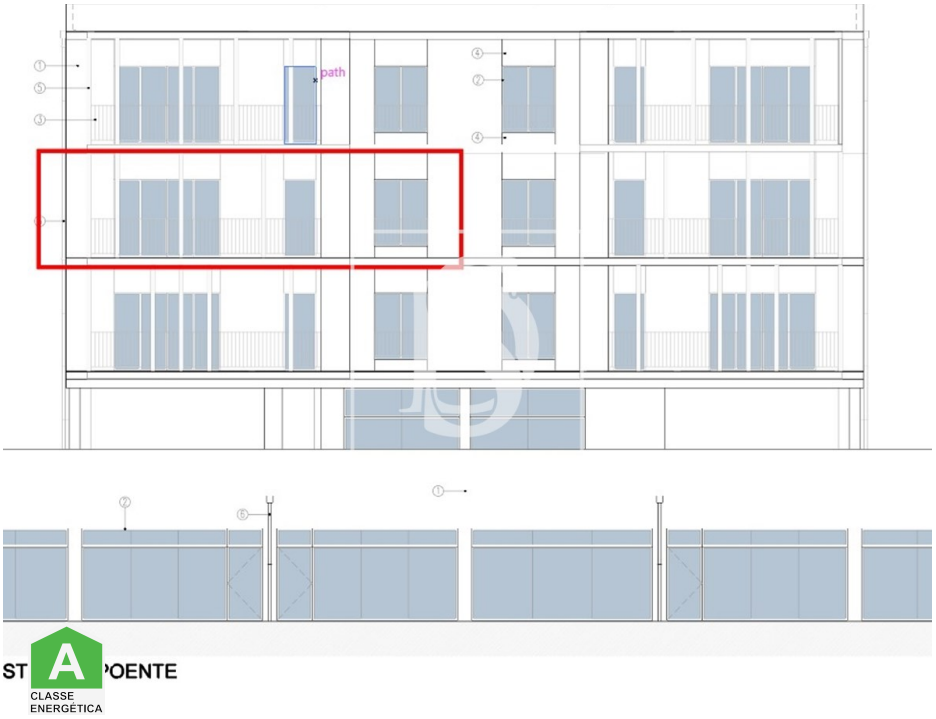
Preço: 300 000 €



2	2	✖	96 sqm	0 sqm	✖	2027

Ref. DSAVRVCAC149 | Estarreja

T2 with West Balcony | Natural light, balance and comfort - Fraction E

In Fraction E, each space was designed to create a fluid, bright and comfortable experience. Located on the first floor, this 2 bedroom apartment combines a functional organization with a privileged relationship with natural light, providing environments that naturally adapt to the rhythm of the day.

 The Balcony as a Natural Extension of the Room

The heart of the apartment is the large open-space social area, where living room and equipped kitchen come together in an open, versatile and welcoming space. It is from here that you directly access the balcony facing west — a natural extension of the interior area.

This orientation offers a particularly pleasant quality of light in the afternoon, creating a warm and engaging atmosphere. It is the ideal setting for moments of break at the end of the day, al fresco dining or simply to enjoy the tranquility and golden light of the sunset.

More than an outdoor element, the balcony works as a true extension of the room, expanding the feeling of space and connection to the outside.

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 Functional Organization and Comfort in Day-to-Day Life

With about 96 m² of gross area, Fraction E has a balanced distribution between the social area and the private area.

The two bedrooms offer comfortable and reserved environments, with dimensions that allow different uses — whether as a master bedroom, secondary bedroom, workspace or guest room. The presence of two toilets, including one full and one supportive, adds functionality and convenience to everyday life.

The equipped kitchen is naturally integrated into the social area, allowing a contemporary, practical and coexistence-centered experience.

 Efficiency, Stability and Construction Quality

Located on an intermediate floor and integrated in a modern building, this apartment benefits from greater thermal stability throughout the year, as a result of the built environment that contributes to a more efficient and comfortable interior environment.

Among the main characteristics, the following stand out:

• Equipped kitchen, ready to use
• Heat pump for efficient water heating
• Private parking space on floor -1
• Freestanding storage, ideal for additional organization
• Recent building, with constructive solutions focused on comfort and durability

 Strategic Location with Excellent Accessibility

Located in Quinta do Outeiro, in Avanca, this apartment benefits from a location that combines residential tranquility with excellent accessibility.

Just 800 meters (about a 10-minute walk) from the Avanca train station, it allows quick and practical connections to Aveiro, Porto and other cities, making it an ideal solution for both own housing and investment.

The proximity to services, local commerce and main access roads further reinforces the convenience of this location.

 A Space Designed to Live Naturally

Fraction E is distinguished by the way it integrates light, functionality and comfort into a coherent and balanced whole.

The soft afternoon light coming in from the balcony.
The fluidity between interior spaces.
The thermal stability and quality of a new building.

It is an apartment that offers not only a place to live, but an environment where everyday life becomes simpler, more comfortable and more harmonious.

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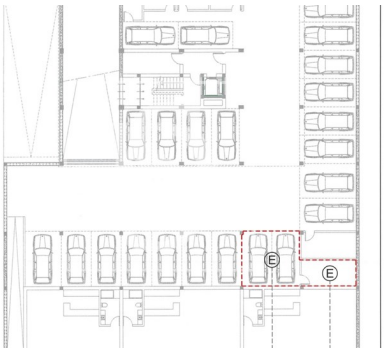

General features

- Built year: 2027
- Outbuilding area (Ex. garage, etc): 47,9
- Views: City view
- Smoke extractors
- Balcony
- Parking Space
- Thermal acoustic window frames
- Private gross area: 97,6
- Lift
- Energetic certification: A
- Parking places number: 2