António Carvalho

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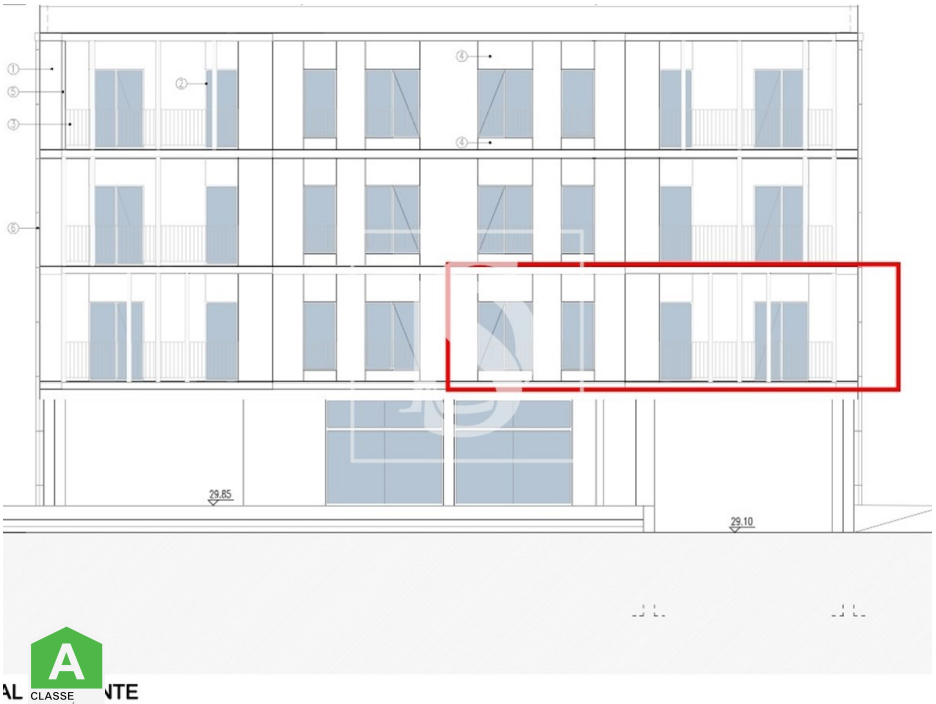
Preço: 180 000 €



A CLASSE ENERGÉTICA

1	1	✖	59 sqm	0 sqm	✖	2027

Ref. DSAVRVCAC150 | Estarreja

T1 on the 1st Floor with Balcony to the East and Balanced Natural Light - Fraction F

Fraction F, located on the first floor of this new building in Quinta do Outeiro, in Avanca, is an apartment that privileges well-thought-out simplicity and the quality of natural light. With a clear and functional organization, this T1 was designed to offer a comfortable, bright and easy-to-live living experience.

As soon as you enter, the social area develops into an open-space, creating a feeling of spaciousness that goes beyond the physical limits of the space. The direct connection to the East oriented balcony allows the morning light to gently enter the house, creating a light and energizing environment from the beginning of the day. The balcony thus becomes a natural extension of the social area — an ideal space to start the day with peace of mind or simply enjoy a moment outdoors.

 Natural Light Designed for Comfort Throughout the Day

The orientation of this fraction provides a balanced and comfortable light experience:

• East facing balcony with direct light in the morning
• Living room and kitchen with window facing north, ensuring constant and soft light

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• Exposure that favors visually comfortable environments, without excess heat

This combination allows the house to maintain a bright and pleasant atmosphere throughout the day, reinforcing the feeling of well-being in each room.

 Functional and Well-Structured Space

With about 73 m² of gross area, this fraction has an efficient and intuitive distribution:

• Large social area in open-space, with different possibilities of organization
• Integrated kitchen, which promotes a fluid and contemporary experience
• Independent room, with comfortable size and cozy atmosphere
• Toilet with practical and functional organization
• Direct connection between interior and exterior through the balcony

Each space was designed to ensure functionality without compromising the feeling of openness and comfort.

 Modern Comfort and Current Solutions

Like the other apartments in this development, Fraction F integrates elements that value comfort and efficiency:

• Equipped kitchen
• Heat pump for efficient water heating
• Private parking space on floor -1
• Insertion in a new building, with contemporary construction

These are details that contribute to a practical user experience prepared for today's daily life.

 Location with Easy Connection to the Everyday

Located in Quinta do Outeiro, in Avanca, this apartment benefits from a balanced location between residential tranquility and accessibility. The Avanca train station is about 800 meters away — approximately 10 minutes walk — allowing quick and convenient connections to Aveiro, Porto and other cities.

This proximity adds convenience and value, whether for own housing or investment.

 A Simple, Bright and Easy to Live Home

Fraction F is an apartment that is distinguished by its spatial clarity and the way natural light defines the environment. A space where everything flows naturally, where the balcony invites you to slow down and where the balance between functionality and comfort is felt on a day-to-day basis.

More than a T1, it is a place designed to live with lightness, practicality and tranquility.

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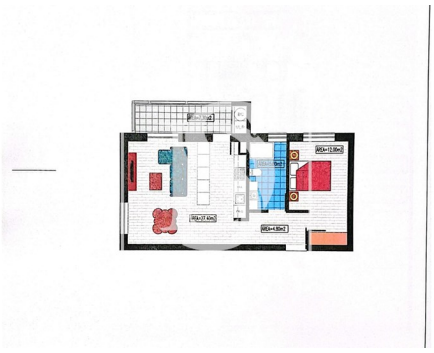

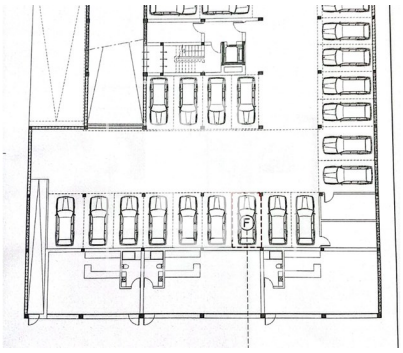

General features

- Built year: 2027
- Outbuilding area (Ex. garage, etc): 21
- Views: City view
- Smoke extractors
- Balcony
- Parking Space
- Thermal acoustic window frames
- Private gross area: 61,3
- Lift
- Energetic certification: A
- Parking places number: 2