António Carvalho

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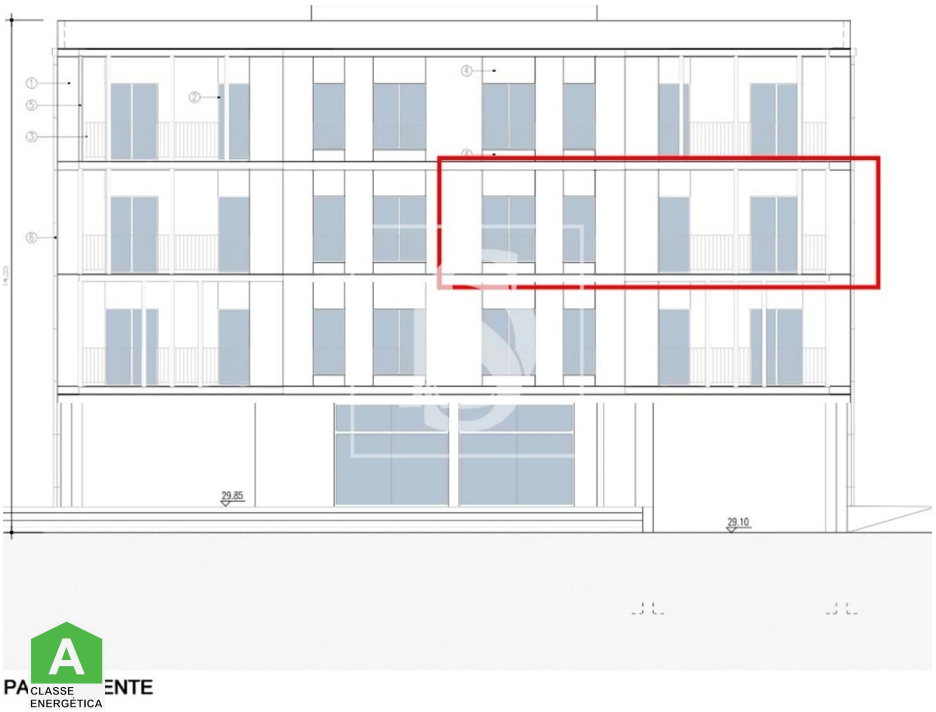
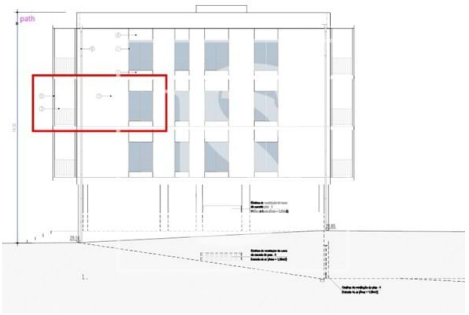
Preço: 180 000 €





1	1	✖	59 sqm	0 sqm	✖	2027

Ref. DSAVRVCAC154 | Estarreja

T1 with East Balcony | Natural Light, Balance and a Space That Breathes — Avanca

Fraction J, located on the 2nd floor of the new building in Quinta do Outeiro, in Avanca, offers a sense of clarity, tranquility and space to live with authenticity.

This is a property designed to keep up with the natural rhythm of your day-to-day life. The social area, developed in open-space, opens directly to the balcony facing east, allowing the morning light to enter softly through the house. An enveloping natural light, which results in a comprehensive and at the same time discreet lighting, which transforms the environment and makes each start of the day lighter and brighter.

This natural extension of the room creates a rare balance between interior and exterior. The balcony is not just an architectural element — it is a space for pause, breathing and presence.

 A Home with Living and Balanced Light

The quality of the light is one of the elements that most defines the experience of living in a property – and here, this detail has been carefully considered.

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The balcony and living room receive the spring light, ideal for creating energizing environments in the morning. At the same time, the north-facing window in the living room introduces a constant and balanced luminosity that is maintained throughout the day, avoiding excessive contrasts and contributing to an always comfortable environment.

It is also this orientation that allows the space to receive the last indirect reflections of the sunset, creating a subtle and serene atmosphere in the late afternoon – a smooth transition between the active day and rest.

The bedroom, with a functional and welcoming organization, and the bathroom, with a direct window to the outside, complete a set where natural light is always present, contributing to a continuous feeling of openness and well-being.

 A Space That Adapts to Different Ways of Living

With about 59 m² of gross area, this fraction offers an ideal scale for those who value simplicity with quality.

The social zone allows you to create different environments — a space to relax, work or entertain. The equipped kitchen integrates naturally into the space, allowing for a fluid and contemporary experience.

It is an apartment that accompanies different stages and lifestyles — whether as a first home, as an independent space or as a solid investment in a new and well-located building.

 Modern Comfort and Functionality

The J Fraction integrates solutions designed for everyday comfort and efficiency:

• Equipped kitchen, ready to use
• Heat pump for efficient water heating
• Private parking space on floor -1
• Building with contemporary construction and focus on current comfort

Each element contributes to a simple, practical and comfortable user experience.

 An Atmosphere That Feels

More than the dimensions or finishes, what distinguishes Fraction J is the way the space is lived.

The morning light coming in from the balcony.
The constant light that runs through the room throughout the day.
The silence and stability of a new apartment.

It's a space where it's easy to find balance — between the inside and the outside, between the rhythm of the day and rest, between functionality and sensation.

Fraction J is not just a T1. It is a space where life finds its own rhythm.

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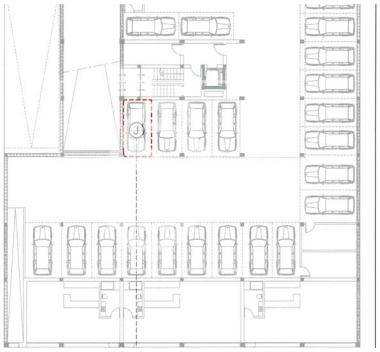

General features

- Heat pump
- Thermal acoustic window frames
- Private gross area: 97,6
- Lift
- Energetic certification: A
- Parking places number: 2
- Built year: 2027
- Outbuilding area (Ex. garage, etc): 20.8
- Views: City view, Urbanization view
- Smoke extractors
- Balcony
- Parking Space