António Carvalho

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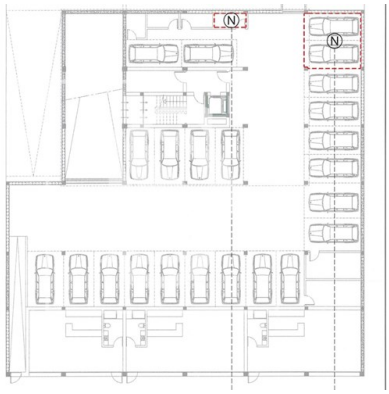
Preço: 300 000 €



CLASSE ENERGÉTICA

2	2	✖	96 sqm	0 sqm	✖	2027

Ref. DSAVRVCAC157 | Estarreja

T2 on the Top Floor with West Balcony | End-of-Day Light and Privacy — Advance

Fraction N, located on the 3rd and top floor of this new building in Quinta do Outeiro, in Avanca, is a space where the late afternoon light and the silence of the height of the third floor create an atmosphere that is difficult to replicate.

The social area develops in a large and fluid open-space, with direct connection to the balcony facing west. This is where the days naturally slow down. At the end of the afternoon, the light enters with a warm and enveloping tone, extending through the room and creating a perfect environment to disconnect, receive or simply be. The balcony becomes a natural extension of the house — a place to take a deep breath, watch the sky change color and set the rhythm of the days.

On the top floor, this experience gains even more depth. With no neighbors above, with greater privacy and a more open relationship with the outside, the house becomes a true personal refuge.

 Balanced light, constant comfort

The orientation of this fraction was designed to create a balance between luminosity and thermal comfort:

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• Balcony and living room facing west, with direct light at the end of the day
• One of the bedrooms also facing West — perfect for quiet and welcoming environments
• Second bedroom with window to the North, offering constant and soft light, ideal for rest or work
• Main bathroom with direct window to the outside, also facing north — a functional and valued detail

This combination allows the house to maintain a balanced luminosity throughout the day, avoiding excess heat and creating naturally comfortable environments in all seasons.

 Private Zone with Scale, Intimacy and Comfort

With a gross area of about 96 m², this fraction offers dimensions that allow you to live with freedom and well-being.

The master bedroom, with about 17.6 m², is a true suite, with a private bathroom, creating a more intimate, comfortable and independent space — a detail that makes all the difference in everyday life and adds lasting value to the property. It is a space designed for rest, with its own privacy and tranquility.

The second bedroom, with approximately 11.6 m², easily adapts to different moments in life – bedroom, office or creative space.

The separation between the social zone and the private zone contributes to a more organized and harmonious experience, where each space has its own rhythm.

 Functionality that Adds Value

Like the other T2 of this development, Fraction N includes:

• Two private parking spaces on the -1 floor
• Dedicated storage, ideal for additional organization
• Insertion in a new building, with contemporary construction and current solutions

 The Unique Value of the Top Floor

There is a clear reason why the top floors are the most sought after. Fraction N offers:

— Increased privacy
— Lower noise exposure
— better light quality
— Greater sense of openness and tranquility

These are qualities that are not only measured in square meters, but that are felt every day.

 Final Sensation

Fraction N is an apartment with presence. A space where the balcony invites you to live the late afternoons more calmly, where the light creates atmosphere and where the height brings a new perspective on everyday life.

The presence of the suite adds comfort and autonomy to daily living, reinforcing the feeling of a complete,

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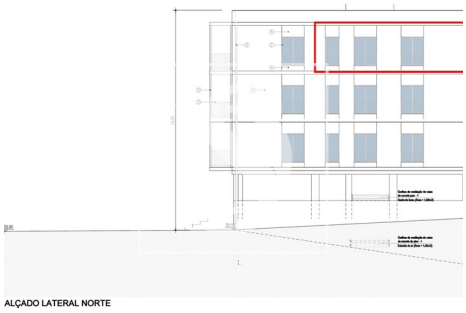
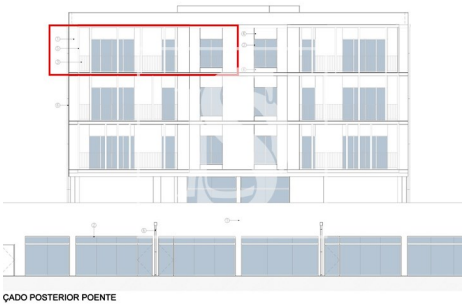
balanced and long-term home.

More than a T2, it is a place where time slows down.





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): 40,8
- Views: City view
- Smoke extractors
- Balcony
- Parking Space