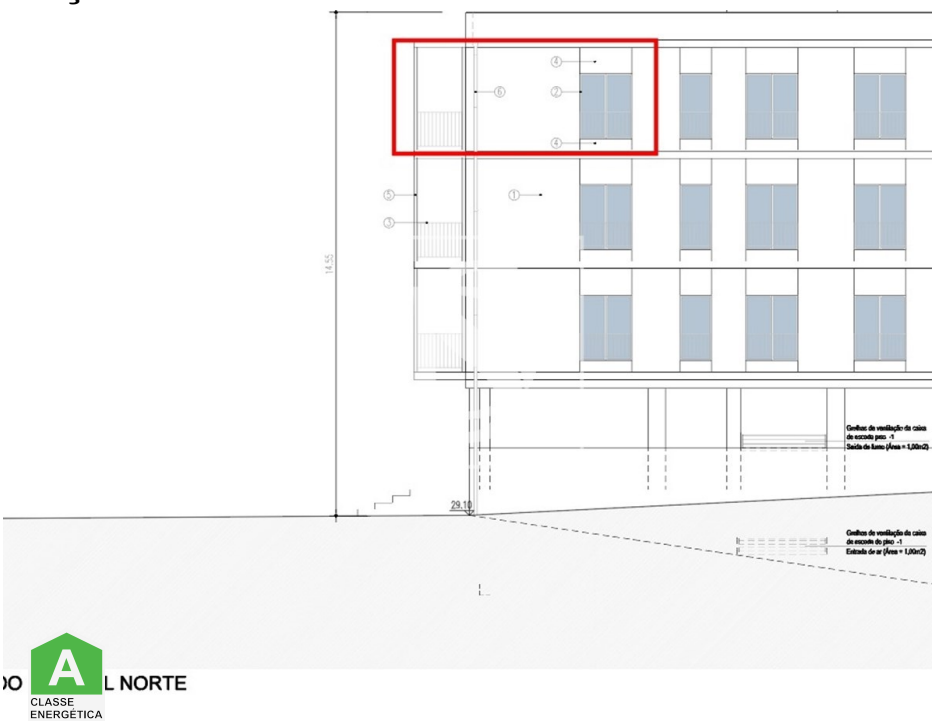
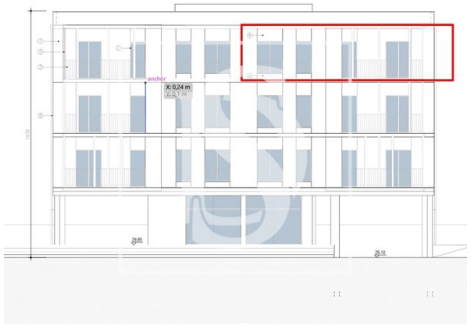
António Carvalho

Tel: 938022627

Email: antoniocarvalho@decisoesesolucoes.com

Preço: 180 000 €





1	1	✖	59 sqm	0 sqm	✖	2027

Ref. DSAVRVCAC158 | Estarreja

T1 on the Top Floor with East Balcony | Light, Privacy, and Balance — Move Forward

Fraction O, located on the 3rd and top floor of this new building in Quinta do Outeiro, in Avanca, is an apartment designed for those who value tranquility, natural light and a space that follows the natural rhythm of the day.

Here, each morning starts differently. The balcony facing east, with direct access from the open-space living room, invites you to open the doors and let in the first light of day. It is the ideal setting for a calm breakfast, to prepare the day clearly or simply to enjoy the silence that only the top floors can offer.

The connection between interior and exterior happens naturally, creating a continuity between the living room and the balcony that expands the feeling of space and freedom.

 Natural Light That Enhances Everyday Life

The orientation of this fraction has been carefully balanced to provide bright and comfortable environments throughout the day:

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• East facing balcony with soft and energizing light in the morning
• Bedroom with window to the East, creating a naturally welcoming and peaceful environment
• WC with direct window to the outside, ensuring ventilation and natural light
• Living room with additional window to the north, providing constant and balanced luminosity

This balance between orientations creates a comfortable environment in all seasons, with light present without excesses.

 A Space Designed to Live with Freedom

With a functional organization and about 59 m² of gross area, this T1 offers a fluid experience that can be adapted to different lifestyles.

The open-space social area allows you to create different environments — living area, dining area or even a workspace with natural light. It is a house that adapts to those who live independently, those who work remotely or those who are looking for a first property with quality and identity.

The bedroom, with balanced proportions, offers a reserved and comfortable environment, separated from the social area for greater privacy.

 Today's Comfort and Efficiency

Fraction O integrates solutions designed for everyday comfort and efficiency:

• Fully equipped kitchen, ready to use from day one
• Heat pump for water heating, ensuring energy efficiency and savings
• Private parking space on floor -1
• Insertion in a new building, with contemporary construction

 The Privilege of the Rooftop

Living on the rooftop adds an extra dimension to the living experience:

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

These are characteristics that are felt daily and that make these apartments especially valued.

 Final Sensation

Fraction O is a space with balance. An apartment where mornings begin with natural light, where the balcony extends the living room and where the environment invites tranquility.

More than a T1, it's a place where it's easy to live comfortably, autonomously, and clearly — at the top of the building, and at your own pace.

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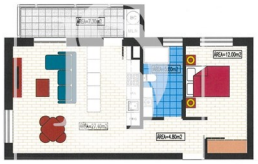

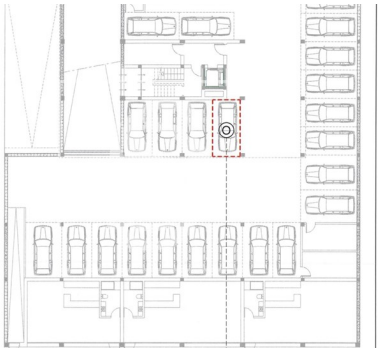

General features

- Built year: 2027
- Outbuilding area (Ex. garage, etc): 20,6
- 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