Mário Teixeira

Tel: +351912490743

Email: marioteixeira@decisoesesolucoes.com

Preço: 305 000 €

3	2	✖	111,7 sqm	0 sqm	✔	2000

Ref. DSBRGNMT201 | Braga

3 bedroom apartment in Lamaçães – Braga | Building with Structural Works Already Assured!

We present this fantastic 3 bedroom apartment, located in one of the most sought-after areas of the city of Braga – Lamaçães – recognized for its centrality, quality of life and proximity to all essential services.

The property consists of:

Cozy lobby

Functional kitchen with good area

Large and bright living room, with balcony and unobstructed views

3 bedrooms, one of which is a suite

2 full bathrooms

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Closed garage

Building with elevator

It stands out for its excellent sun exposure and open views, which provide greater luminosity and comfort to everyday life.

Privileged location, with supermarkets, schools, pharmacies, pastry shops, gyms, green spaces and public transport just a few minutes away, as well as quick access to the city center and the main roads.

At the building level, this property offers a huge added value:

The roof has already been intervened and replaced by a sandwich panel, ensuring better thermal insulation and greater durability.

The work of applying capoto (thermal insulation from the outside) is already paid for and will be carried out in the coming months.

This means that, in the coming years, the building will not need relevant structural works, representing safety and tranquility for future owners.

An excellent opportunity for own housing or investment, in an area of high demand.

Schedule your visit now!

"Get to know our financing conditions.

Linked Credit Intermediary with the number 0003971, verifiable with the Bank of Portugal.

DECISÕES E SOLUÇÕES is the largest real estate consulting and credit intermediation network operating in Portugal, being the market leader in its business segment.

We currently have a network of more than 300 agencies and operate in 5 major areas: real estate mediation, construction mediation, real estate construction, credit intermediation and insurance mediation.

We provide a personalized advisory service with 360º SOLUTIONS.

We ensure personalized advice in the choice and selection of your property. We guarantee solutions according to your objectives in terms of:

· Purchase and sale and lease;

· Bank real estate;

· Discounted properties;

· Luxury real estate and golden visa.

We are the largest credit intermediation network operating in Portugal and we have 18 years of experience in this area. We guarantee the best solutions on the market in terms of mortgage and consumer credit, for

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individuals and companies.

DECISÕES E SOLUÇÕES was born with a very clear mission: on the one hand, to provide a financial and real estate advisory service to help Portuguese families reduce their monthly charges and benefit from better living conditions, on the other hand, to boost a business project that generates many jobs.

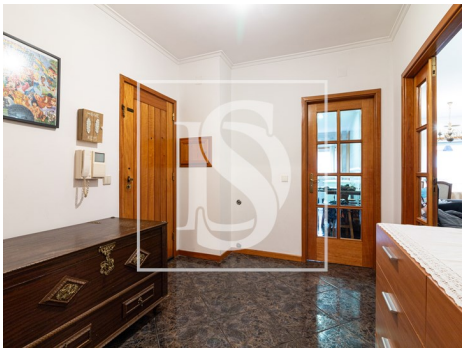
This mission has in its genesis the belief that the intervention of the business fabric in the development of a sustainable society is fundamental. For DECISÕES E SOLUÇÕES, only with a close connection between the ability to provide a relevant service to the community, promoting the well-being of our customers, and with the investment in boosting the career opportunities of our employees, we actively contribute to this goal.

In addition to the service it provides to the market, since its foundation in 2003, DECISÕES E SOLUÇÕES has supported several associations and important causes for greater social inclusion, including the Gil Foundation and Cáritas Portuguesa.

DECISÕES E SOLUÇÕES has also involved its employees in several volunteering actions at national level as part of its social responsibility policies.

DECISÕES E SOLUÇÕES guarantees its customers solidity, trust and credibility.

When buying, selling or renting your property, count on DECISIONS AND SOLUTIONS.



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General features

- Refrigerator
- Extractor Fan
- Central heating: Pre-installed
- Equipped kitchen
- Fitted wardrobes
- Blinds
- Bathtub Screens
- Proximity: Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Thermal acoustic window frames
- Private gross area: 111,70
- Electric gates
- Lift
- Floors: 1
- Video entry system
- Pantry
- Central location
- Mains water
- Garage
- Water heater
- Kitchen: Hob, Oven, Fridge, Dishwasher, Water boiler, Combined
- Fireplace
- Dishwashing machine
- Aluminum frames
- Shower tray
- Shower Enclosures
- Built year: 2000
- Outbuilding area (Ex. garage, etc): 21,30
- Views: City view, Urbanization view
- Gas: Main grid
- Smoke extractors
- Laundry
- Double glazing
- Main drainage
- Security door
- Balcony
- Parking places number: 1