Antonio Girão

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Preço: 330 000 €

3	2	✖	103,3 sqm	0 sqm	✔	2004

Ref. DSFIGFFAG73 | Coimbra

3 bedroom apartment in Vale Rosal, Santa Clara, Coimbra

There are houses that welcome us with the same naturalness with which a friend opens the door and says "come in, you're home".

This 3 bedroom apartment, with 103 m², balcony and garage, located in the quiet and much appreciated Urbanization of Vale Rosal, next to Santa Clara (Coimbra) is exactly that kind of place: a space that welcomes, embraces, invites you to live calmly and with quality, without giving up the proximity to the city center.

As soon as you arrive at the urbanization, you can see the serene atmosphere that characterizes this area. Wide streets, well-kept buildings, quiet neighborhood and a green environment that softens the rhythm of everyday life. It is an area where you feel safe, where families can walk in the late afternoon, where the silence is only interrupted by the sound of children playing or the singing of birds that take shelter in the nearby trees. It is a neighborhood that transmits belonging.

Upon entering the building, one notices the organization and care of the common spaces, a reflection of a community that values collective well-being. Going up to the apartment, the feeling of comfort intensifies.

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The door opens into a welcoming hall, which functions as a first embrace, a transitional space between the outside and the inside, where the weight of the day is left behind.

The living room, large and bright (24 m²), is the heart of the house. Natural light pours in generously through the windows, creating a warm and inviting atmosphere from the early hours of the morning until late afternoon. It's easy to imagine different moments here: quiet breakfasts at the weekend, lazy afternoons on the sofa, dinners with friends, or simply the well-deserved break after an intense day.

The connection of the living room directly to the balcony further amplifies this feeling of freedom. The balcony is a special space — big enough for a table, some plants and even a small reading nook. It's the perfect place to enjoy a coffee in the sun, watch the gentle movement of urbanization, or simply breathe fresh air as the day unfolds.

The kitchen, functional and well distributed, offers the ideal space for those who like to cook or simply value the organization of everyday life. Here, each meal can become a moment of sharing. The practical layout allows you to easily integrate a small dining area, making the space even more versatile. The proximity to the living room facilitates coexistence, keeping everything fluid and natural.

The private area of the apartment consists of three bedrooms, one of them a suite, all with good light and balanced areas. Each of them offers different possibilities, adapting to the needs of those who live here. A master bedroom that invites deep rest, a second bedroom ideal for children or young people, and a third that can be an office, guest room, hobby room or even a hybrid space that keeps up with the pace of modern life. The light that enters through the windows creates serene environments, perfect for working, studying, or simply relaxing.

The two bathrooms guarantee comfort and functionality, especially for families or those who like to receive visitors. Well distributed and practical, they allow for a fluid routine, without waiting or morning rushes.

The garage is one of the great assets of this property. In a neighborhood where parking is valued, having a closed garage means security, convenience and tranquility. It is the ideal space to protect the car, store bicycles, sports equipment or simply keep everything organized.

But this apartment does not only stand out for its interior. Its location in the Urbanization of Vale Rosal is a real privilege. Santa Clara is one of the most charismatic areas of Coimbra, combining history, culture and nature. A few minutes away are some of the most emblematic points of the city, such as Portugal dos Pequenitos, the Convent of São Francisco, the Monastery of Santa Clara-a-Velha and the bank of the Mondego, where it is possible to walk, run or simply enjoy the landscape.

The urbanization also offers proximity to schools, supermarkets, cafes, restaurants and essential services, making daily life simpler and more practical. Access is quick and intuitive, allowing you to easily reach the center of Coimbra, the Solum area, the A1 or the A13 or the IP3. It is a place that perfectly balances residential tranquility with urban convenience.

This T3 is more than a set of rooms — it's a space that inspires life. It's the kind of house where you can imagine celebrating birthdays, setting up the Christmas tree by the window, watching the children grow up, receiving friends for long conversations, or simply enjoying the peace of a late afternoon on the balcony. It is a place where every corner has the potential to create memories.

The welcoming atmosphere, the natural light, the balcony that extends the living room, the garage that facilitates daily life, the privileged location and the family atmosphere of the urbanization make this

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apartment a rare opportunity for those looking to live with quality, comfort and serenity.

If you are looking for a home that combines space, light, tranquility and proximity to the city, this apartment in Vale Rosal may be exactly what you imagine when you think of a "home".

(translated by Google Translate)

General features

- Built year: 2004
- Outbuilding area (Ex. garage, etc): 19.13
- Views: Garden view
- Video entry system
- Electric garage gate
- Solar orientation: East, West
- Balcony
- Thermal acoustic window frames
- Private gross area: 119.77
- Gas: Main grid
- Double glazing
- Energetic certification: C
- Mains water
- Garage

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