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Friendly Real Estate

MM144/24PED/CMI

Reference

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Pedrouços - Apartment



4
Bedrooms

3
Bathrooms

324
Area (m²)

Garage

650 000 €
(EUR €)

Penthouse T4 | 324m² | Terrace | 3 Fronts | Box 3 cars

Fantastic Penthouse of Typology 4, inserted in a top floor of a building served by elevator, with totally independent entrance on the top floor to the apartment.

Built at the end of 2009, the apartment is in excellent condition, luxury finishes and has a total area of 324m².

For moments of leisure and rest, we are contemplated with a 135m² terrace with unobstructed views over the city. It is located in a residential area in Pedrouços – Maia, with three solar fronts: East / South / West, which allows great light throughout the house.

The property consists of:

Social Area: Entrance hall with built-in wardrobe; Room with 33m² with access to an outdoor room; Fully equipped kitchen, with hob, oven, extractor fan; American refrigerator; Microwave and



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¹ (Call to national fixed network) | ² (Call to national mobile network)



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dishwasher, with access to independent laundry; Bedroom and service bathroom with natural light. Private Area: Suite with bathroom with whirlpool bathtub and shower cubicle; 2 Bedrooms, both with access to a private lounge; Full bathroom with shower cubicle.

The U-shaped terrace has access to all rooms (except the bathrooms), with a barbecue area next to the kitchen and on the west side with stunning views, we find a Jacuzzi and shower area.

As main features, the property presents:

Wooden floor; Built-in wardrobes in all bedrooms; 200 Liter Solar Panel; LG brand air conditioner – inverter system; Window frames with double glazing and thermal cut; Electric shutters; Ceilings with built-in spotlights; All bathrooms have suspended and Sanidusa brand crockery and underfloor heating in the two full bathrooms; Alarm system.

Possibility to stay furnished and with the Jacuzzi.

Garage with 57m², for 3/4 cars.

Condominium room.

Nearby, we highlight:

- A3 and A4 motorways;
- Schools;
- Hypermarkets;
- Urban Park;
- Municipal Swimming Pools;
- Cafes and Restaurants;
- Health Center.

Condo Fee: 50,00€

IMI value: 600,00€

Energy Certification B

License of Use: 565/09, issued on October 23, 2009

For more information, please contact our Team!



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Property Features

- Air conditioning
- Solar heating
- Fitted wardrobes
- Jacuzzi
- Floors: 1
- Double glazing
- Lift
- Electric garage gate
- Laundry
- Central location
- Uninterrupted views
- Orientation: Exterior
- Video entry system
- Parking space
- Underfloor
- Equipped kitchen
- Proximity: Airport, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Built year: 2009
- Terrace
- Electric shutters
- Garage
- Drive way
- Views: Sea views, City view
- Quiet Location
- Solar orientation: South, East, West
- Energetic certification: B
- Security alarm
- Barbecue



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