## MM236.A.4.2/24PRT/AMI

Reference





## **Paranhos - Apartment**









Bedrooms





**100** 

Area (m²)



Garage

340 000 €

(EUR €)

# 2-Bedroom Apartement | New Construction | Balcony | Garage | Quinta do Covelo | Green Spaces

A well-established residential area, just steps away from Avenida dos Combatentes, Marquês, and Constituição, as well as the University Campus. This location is well-served by public transportation (buses and metro – Marquês, Combatentes, and Salgueiros), indicating a high and secure potential for value appreciation.

A new residential condominium near Quinta do Covelo with one- and two-bedroom apartments, featuring balconies and a garage, with solar orientation either to the east or west. The building consists of three blocks with seven floors (levels -1 and -2 for parking, ground floor to the 4th floor for residential units).



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



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Scan the QR code to view the property

Two-bedroom apartments with a gross private area starting from 80m<sup>2</sup>, featuring an open-plan living room with a kitchen, a laundry room, one suite with a full bathroom, one bedroom, and an additional full bathroom.

Apartments with or without balconies (ranging from 4 to 16 m<sup>2</sup>). Solar orientation either east or west.

The apartments come with a fully equipped kitchen, wardrobes, heated flooring, pre-installed air conditioning, double glazing, and a security door.

The apartments offer views either of Quinta do Covelo, the building's common garden, or the street.

All apartments have parking spaces equipped with electric vehicle charging points.

#### **Finishes**

- Flooring: Swiss Krono floating floor or equivalent (dry areas), porcelain tiles (wet areas)
- Walls: Painted drywall (dry areas), compact marble aggregate on the countertop and between cabinets (kitchen), porcelain tiles and painted drywall (bathroom)
- Ceilings: False ceilings in drywall (dry areas), false ceilings in moisture-resistant drywall (wet areas) Insulation between units: Walls between adjacent apartments made of thermal block, drywall panels, and insulation
- Woodwork: Doors and cabinets, kitchen: Lacquered MDF
- Sanitary installations: Wall-hung sanitary ware by Sanindusa or equivalent, Valadares built-in sink or equivalent with lacquered MDF cabinet, Shower with porcelain tiles and glass enclosure, Mirror, Single-lever mixer faucets by OFA or equivalent
- Security doors: Portrisa or equivalent
- Aluminum frames: Anodized aluminum with double glazing and thermal break
- Appliances: Candy or equivalent
- Electrical equipment: EFAPEL or equivalent switches and outlets
- LED spotlights
- Video intercom
- Water heating by heat pump
- Stainless steel sink and single-lever mixer faucet by OFA or equivalent
- Elevators: Orona or equivalent
- Pre-installation of air conditioning

**Energy Certification: A** 



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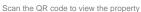
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## **Property Features**

- · Air conditioning pre installation
- Equipped kitchen
- · Laminated floor
- Proximity: Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Playground
- · Access to people with mobility difficulties
- Floors: 1
- Balcony
- Electric shutters
- Garage
- Electric garage gate
- · Views: City view, Urbanization view, Garden view
- Quiet Location
- · Orientation: Exterior
- · Video entry system
- Adapted exterior access to the house

- Heat pump
- · Dishwashing machine
- Fitted wardrobes
- Garden
- Built year: 2026
- Private condominium
- Double glazing
- Lift
- · Garage Spaces: 1
- Drive way
- Central location
- · Solar orientation: East
- Energetic certification: A
- Security door
- · Adapted for wheelchair use



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