

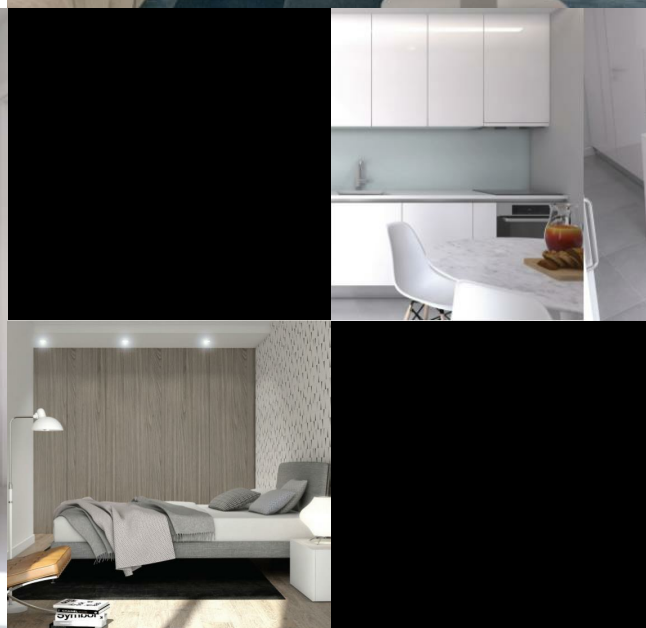


## FLAT T3+2 DUPLEX

Setúbal, Seixal

Ref. BIMI20.29.1

365.000 €



# FLAT T3+2 DUPLEX

Setúbal, Seixal

Ref. BIM120.29.1  
365.000 €

## — DESCRIPTION

\*Offer of Deed\* Apartment T3 +2 Duplex with garage box (capacity 3 cars), in The Luso Park, Alto do Moinho in Corroios.

With a privileged location in close proximity to fast access roads to all road quadrants and exterior and interior finishes based on products of high durability and minimal maintenance, this apartment becomes a good investment for those who matter a comfortable day to day.

A cozy property, resulting from the use of noble and modern materials, harmonious in the face of the environments of soft and timeless tones taking into account the choice of all materials.

Composed of 2 floors, this wonderful apartment is located on a 5th floor in a building equipped with elevators with personalized design, exclusive and economical to serve all floors.

Right at the entrance we have a Hall of 4.20 m2 with built-in wardrobe, giving access to a generous Room of 36.10 m2 that breathes through a magnificent balcony of 10 m2 that communicates with the kitchen of 14.50 m2, fully equipped (with oven, microwave, induction plate, extractor, combined, washing machine and dishes, ecological bucket and dishwasher in stainless steel encased in the countertop).

On the opposite side, we have 1 bathroom complete with shower base with guard of 4.10 m2, Hall of Rooms of 8 m2 and 2 bedrooms of 12.90 m2 and 14.15 m2 respectively, both with built-in wardrobes (in white / wood tones, lined and divided with shelves, drawers and rods) having the latter a balcony of 1.10 m2. We also found an excellent Suite of 19.75 m2, also with built-in wardrobes (in white / wood tones, lined and divided with shelves, drawers and rods) and a toilet of 5.10 m2 with hot tub with guard, suspended sanitary ware (Roca brand) and suspended furniture with mirrors.

Apartment with access to Sotão, fully used and prepared for 2 bedrooms.

Exterior finishes of superior quality: Aluminum or PVC frames with oscillo-stop, thermal cutting with high thermal resistance and acoustic indexes; Silver lacquered aluminum blinds with individual motorization kit; Exterior ginging in stainless steel and laminated glass.

Equipped with special equipment: Installation of air conditioning in the living room and bedrooms; Code-aware video intercom; Central aspiration; Connection to the natural gas network; Private garage with automatic control; Water heating system with solar panels; Armored door with safety door and lock (Dierre brand or similar).

Quality in common spaces: False ceiling in plasterboard with LED lamps embedded in the elevator areas; Laminated glass door, electric with code recognition; Carpets integrated into the floor; Lighting cells on the stairs; Elevators with custom design, exclusive and economical to serve all floors.

Ask for more information or make an offer of your visit through our contacts.  
Take advantage of this excellent opportunity and come and meet us!

## — LOCATION



**Property Type :** Flat

**Typology:** 3 Bedrooms

**Objective:** Sell

**Condition:** New

**Year of Construction:** 2018

**Country:** Portugal

**District:** Setúbal

**County:** Seixal

**Parish:** Corroios

**Zone:** N/A



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