



## APARTMENT IN PRIVATE CONDOMINIUM IN FRONT OF THE RIVER IN QUINTA DA TRINDADE



### Information de l'agent

Nom:	Azin Roshan
Nom de compagnie:	Black Concrete
Pays:	Portugal
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English, Portuguese
Site web:	<a href="https://blackconcrete.pt">https://blackconcrete.pt</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 535,000

### Location

Pays:	Portugal
État/Région/Province:	District of Setúbal
Ville:	Seixal
Adresse:	Seixal, Arrentela e Aldeia de Paio Pires
Soumis:	28/10/2024

### Description:

In front of you, just the tranquility of the river. As close to Lisbon as you can want to be, without giving up your own space, RIVA is in precisely the right place, bridging the boundaries between comfort and convenience.

Idyllically located on the first river line, overlooking the Tagus, the views over Lisbon are unrepeatable. Those who believe that closer to the sight, closer to the heart will not be disappointed either the central garden is also an authentic invitation to leisure and serenity.

With various services and facilities available such as:

- Front desk
- lobby
- Co-working zone
- Cinema room
- Gym
- Sauna



pit fire zone  
playground  
Orchard Zone  
Outdoor gym  
Swimming pool for adults with waterfall  
Children's pool  
sundeck  
Outdoor lounge

Apartments from T1 to T4, with areas between 59 m2 and 179 m2.

An architectural solution favors the enjoyment of the river, with all apartments marked by attractive balconies or terraces and large glazed openings. This entry of light finds its ideal match in the large rooms of each apartment.

Where the main features and finishes are:

- Generous private terraces (\*);
- Balconies with barbecue (\*);
- Private collections (\*);
- Private Jacuzzi (\*);
- Large windows;
- Contemporary design;
- Fully equipped kitchens;
- Spaces in underground parking;
- Charging point for electric car;
- Electric blinds with centralized control;
- Reversible air conditioning with heat pump;
- Laminated floating flooring;
- Built-in wardrobes;
- Energy classification A or A+, depending on the home;
- Dwellings with AQUA+ classification, corresponding to a high water efficiency system, obtained by incorporating higher efficiency devices;
- Efficient sanitary water heating system;
- Multi split inverter air conditioning system, equipped with refrigerant, without risk to the ozone layer;
- Sockets for charging electric cars (one socket per apartment);
- Frames with thermal cut and double glazing with thermal characteristics;
- LED lighting in common and private areas;
- Taps, designed to save water without compromising a perfect flow;-
- Raw materials from suppliers with good sustainable practices;
- Household appliances with high energy efficiency and water performance.

(\* ) Consult available options, they may vary depending on the typology and fraction.

With a wide variety of equipment for your well-being, when we talk about equipment, we talk beyond



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your apartment. Inside or outside, there are countless options for living longer and better, every day.

Surrounded by orchards and a surrounding garden, you will find an outdoor pool with a waterfall for adults, a pool for children, sun deck areas to enjoy the sun, a pit fire to enjoy the sunset, an outdoor workout space and a prepared children's playground. for all your children's games.

Inside, the condominium offers several exclusive equipment and services, such as reception, lounge, co-working space, cinema room, gym and sauna. Everything you want happens in the safety and comfort of your home.

Seixal enjoys unique tranquility. Side by side with all the resources necessary for family life, the riverbank offers a setting for daily walks along the bay and a backdrop for the city's many sought-after restaurants.

Seixal is also marked by its varied gardens and spacious urban parks, and by the familiar river beaches that flank the city to the North.

Inserted in Quinta da Trindade, these properties are part of a new residential proposal where everything is offered in the convenience and comfort of your neighborhood. As this is a new center, with downtown Lisbon accessible by boat (16 min.), RIVA takes on a new centrality and offers you a different way of living your daily life.

By car, the center of Lisbon is 25 minutes away, and it is also possible to use the train, via the nearby Fogueteiro station, served by regular buses, which provides all connections between the main stations of Lisbon and Setúbal.

## UNIQUE HOUSING AND INVESTMENT OPPORTUNITY

The information, images or other advertising references are merely illustrative and may not correspond to reality, are not contractual and are susceptible to modifications or variations for technical reasons or subject to the evolution of the interior architectural project (coverings, equipment and furniture). - REF: BC907

### Commun

Chambres:	2
Salle de bains:	2
Pied carré fini:	112,75 m <sup>2</sup>

### Lease terms

Date Available:

### Contact information

IMLIX ID: BC907



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