



New construction 2 bedroom apartment with balcony and good solar orientation



Information de l'agent

Nom:	António Pereira
Nom de compagnie:	ITHLUX
Pays:	Portugal
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	Portuguese
Site web:	

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 196,557.13

Location

Pays:	Portugal
État/Région/Province:	Lisbonne
Ville:	Vila Franca de Xira
Soumis:	30/07/2024

Description:

Discover this incredible apartment in Vila Franca de Xira, in the Arcena Valley, located in a dynamic area and with excellent access to the center of Alverca, Vila Franca and Lisbon.

Inserted in a building of 8 apartments built in 2024, this 2 bedroom apartment has a gross area of 66 m² with good sun exposure that allows light in all rooms.

- Spacious kitchen of 13 m² with white lacquered furniture and dining area, equipped with oven, hob and extractor fan. Furniture designed with space to embed Dishwasher, Washing Machine and Refrigerator. It also benefits from a convenient balcony in the kitchen with faucet installation.
- Common room with 26m² and lots of light.
- Bedrooms with large built-in wardrobes with sliding doors, and south-facing windows.
- Full bathroom, equipped with bathtub and modern set of showers.
- The heating of the water in the fraction is carried out by a water heater installed in the pantry located in the hall.

In a location with urban and rural characteristics, just a few minutes from the Tagus River. Ideal for those looking for a modern and quality space in the city, but close to nature. Surrounded by a variety of



amenities, this property is within walking distance of points of interest and convenience.

Close to bus stops, less than 10 minutes from the Arcena Elementary School and Esola do Bom Sucesso, Bom Sucesso Kindergarten, pharmacies, shops and convenience services.

Take this opportunity to enjoy a place where nature and convenience meet, within walking distance of São Romão Park and Bom Sucesso Park, providing quiet green spaces to relax and enjoy.

Ready to move in, come and discover and acquire a property in one of the most dynamic and well-served areas of the Lisbon metropolitan area. Ideal for those looking for a new home in a privileged location, next to the main North South railway line and the main road branches in the district of Lisbon: A1, A9, A10 and N10.

Distances:

Commerce and Services

2.1km 7 min - Scala Shopping

2.4km 7 min. - Lidl Supermarket

At 3.0km 6 min. - Mercadona Supermarket

3.1km 7 min - Fitness Hut and Continente Supermarket

Health Services

at 350 m 6 min. on foot - Raposo Pharmacy

3.5km 9 min - Alverca Health Center

13.3 km 20 min - Vila Franca de Xira Hospital

Transport

at 120 m 1 min. - Bus stop

3.9 km 10 min. - Alverca CP Station

Training and Sport

200 m 3 min walk - Municipal Pavilion of Arcena

at 300 m 4 min. on foot - Arcena Elementary School

1.6km 4 min - Bom Sucesso Elementary School

2.3km 8 min - Municipal Swimming Pools of Alverca

2.9km 10 min. - Alverca Football Club Training Center

3.1km 11 min - Gago Coutinho Secondary School

Locations

Alverca Aerodrome - 5 km 11 min.

Vila Franca de Xira - 9.5 km 18 min.

Lisbon Airport - 17.6km 16 min

Parque das Nações Oriente Station - 18 km 20 min.



Why invest and live in Portugal?

7th. Safest country in the world Global Peace Index 2023;
One of the best motorway networks in the world;
Portugal considered the best tourist destination in Europe in 2022, for the 5th. time in the last 6 years (WTA);
Lisbon the best Metropolitan Seaside destination in the world in 2022 (WTA);
Madeira Island, the best island destination in the world in 2022 (WTA);
Algarve having a hotel unit elected with the award for Best Lifestyle Resort 2022 (WTA);
Porto elected as the best City destination in the world in 2022 (WTA)
Average temperature at 12 noon, in summer: 25° C and in winter: 16° C;
Considered the 7th. Best country in the world in quality of life 2022 (InterNations);
Portugal is 4th. Best country in the world where expats feel most at home in 2022 (Internations);
Mediterranean Diet, classified as a World Heritage Site by Unesco;
The best fish in the world, according to Ferran Adrià, Chef "El Bulli";
It has 1 of the 25 most beautiful beaches in the world Tripadvisor 2022;
It has 3 Portuguese wines among the 12 best in the world in 2022 (Forbes);

Fractions T1 and T2 available for sale.

Contact us for more information. and scheduling a visit.

- REF: ITH2889

Nouveau:	Oui
Année:	2024

Commun

Chambres:	2
Salle de bains:	1
Pied carré fini:	63,5 m ²
Dimesions du lot:	149 m ²

Lease terms

Date Available:

Contact information

IMLIX ID:	ITH2889
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