



## Charming 2-bedroom duplex in Setúbal riverside area



### Agent Info

Naam: Cesar de Brito  
Bedrijfsnaam: DE BRITO Properties  
Mistlampen: Portugal  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Telefoon:  
Languages: Portuguese  
Website:

### Advertentie details

Vastgoed voor: Koop  
Prijs: EUR 368,750

### Locatie

Aanbevolen Auto Onderdelen: Portugal  
Staat/Regio/Pronvincie: District of Setúbal  
Plaats: Setúbal  
Geplaatst: 21-11-2024

### Omschrijving:

This 2-bedroom duplex apartment is an excellent opportunity for those looking for a modern, light-filled home in Setúbal riverside, a location rich in historic charm and close to nature.

### Apartment Features

Type: T2 duplex, with spacious and well-distributed areas.

Location: Situated on the 2nd floor of a recently renovated 19th-century building, preserving its original architecture.

Living Room and Kitchen: Open-plan layout where the living area seamlessly merges with a modern, fully equipped kitchen, perfect for social gatherings.

### Bathrooms:

Lower floor: A guest bathroom and a suite with a built-in wardrobe and private bathroom with a shower.

Upper floor: A spacious suite with a wardrobe and a full bathroom with a shower.

Comfort and Lighting: The apartment benefits from abundant natural light due to its orientation and large windows.

Amenities: Pre-installation of air conditioning for enhanced thermal comfort.

### Prime Location in Setúbal



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This property is located in one of the most picturesque and authentic areas of Setúbal, close to:

**Avenida Luísa Todi:** One of the main commercial and cultural avenues of the city, filled with restaurants, cafés, and shops.

**Mercado do Livramento:** Internationally recognized by USA Today as one of the best fish markets in the world, a must-visit for lovers of local cuisine.

**Riverside Area:** Perfect for seaside strolls, where you can enjoy stunning views and a relaxing atmosphere.

## Accessibility

**30 minutes from Lisbon and the Airport:** Easily accessible via the A2 or A12 highways.

**Nature and Beaches:** Just a few minutes' drive from the Serra da Arrábida and its pristine white sand beaches with crystal-clear waters.

## Conclusion

This apartment is ideal for those who value the combination of modernity, comfort, and a location steeped in history and natural beauty. Perfect as a primary residence, vacation home, or investment for the short-term rental market, given its strategic location and proximity to Lisbon.

If you're looking for a unique opportunity in the riverside area of Setúbal, this duplex is definitely worth considering! - REF: GR003-T22

## Algemeen

Slaapkamers:	2
Badkamers:	2
Afgewerkte vierkante meter:	85 m <sup>2</sup>
Floor Number:	2

## Lease terms

Date Available:

## Contact information

IMLIX ID: GR003-T22

