



## Amazing T3+1 with Terrace, Garage, Private Garden and much more! Caparide, São Domingos de Rana, Cascais



### Информация об агенте

Название:	Natalia Martínez
Название компании:	Tiko Portugal
Страна:	Португалия
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Тип услуг:	Selling a Property
Specialties:	
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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 636,540.55

### Местоположение

Страна:	Португалия
Область:	Лиссабон
Город:	Кашкайш
Адрес:	São Domingos de Rana
Добавлено:	11.07.2024

### Описание:

Amazing 3+1 Bedroom Apartment with 230m<sup>2</sup>, Double Garage, Private Gardens in Caparide, São Domingos de Rana, Cascais

Do you want the security of an apartment, but with the space and privacy of a villa?

Are you looking for a house with a terrace, private patios to enjoy with your family and a perfect location? You just found it!

COME AND SEE YOUR NEW HOME FROM 10:00 AM to 5:00 PM on 07 27 2024 at the OPEN HOUSE!

Entering the property you will be greeted by an entrance hall, on the left you will have the beautiful and spacious open space kitchen, with a lot of light and modernity, perfect for receiving friends and family. On the left you will have a hallway with the guest toilet and the private area, there are 2 large bedrooms, with built-in wardrobe and always with plenty of space, a full bathroom with shower and at the end of the



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hallway a complete suite with built-in wardrobe and a bathroom with bathtub for moments of relaxation.

Returning to the American kitchen, you will have a staircase in Marble xxxxx that will take you to a basement with an unbelievable 118m<sup>2</sup>, consisting of a toilet laundry, games room, cinema area and office, or whatever you want! A blank canvas for your family to enjoy!

This incomparable apartment on the ground floor is inserted in a gated community with only 2 buildings, this one with only one direct neighbor and the other independent building without direct contact with 5 fractions. The property has 2 private gardens, as well as a common leisure area. It also stands out for having 1 storage room and 2 parking spaces side by side, equipped with an exclusive charger for electric cars.

This house is perfect for a family looking for the space of a house, but with the security of an apartment. Spectacular gross area of 230 m<sup>2</sup>, this marvel was built in 2007 and completely refurbished in 2023 waiting for your family to debut it. Its privileged sun exposure (east west) provides a unique luminosity.

Details that make the difference:

- Brand new fully equipped open space kitchen;
- State-of-the-art cabinets up to the ceiling with dampers and telescopic slides in the drawers;
- Heating and central vacuum;
- Electric towel rails;
- PVC frames with double glazing;
- Swing doors and windows with shutters;
- Video intercom;
- Ceilings with built-in lighting;
- Security door;
- Electronic gate in the garage;
- Hot Tub;
- Spacious, modern rooms;
- Electric car charger

Details of this wonderful property:

Floor 0:

- o Hall: 3m<sup>2</sup>
- o Open space kitchen living room: 45m<sup>2</sup>
- o Social toilet: 1.50m<sup>2</sup>
- o Bedroom1: 15.50m<sup>2</sup>
- o Bedroom2: 11.30m<sup>2</sup>
- o Full bathroom: 4.50m<sup>2</sup>
- o Suite total area of: 22m<sup>2</sup>, with 12m<sup>2</sup> of bedroom, 3m<sup>2</sup> closet and 5m<sup>2</sup> of bathroom.

Floor -1:

- o Laundry + toilet: 4.50m<sup>2</sup>
- o Family living room + office: 118m<sup>2</sup>

Condominium Fee: 56,95 IMI: Only 362 year



## Privileged Location:

Ideal for those looking for tranquility and comfort without giving up a cosmopolitan life. The area is served by pharmacies, schools, commerce services, and is still:

10 minutes from the beach

11 minutes from Cascais Airport, St. Dominic's International School

13 minutes from Cascais Shopping Mall and New School of Business and Economics, Saint Julian's School,

15 minutes from TESIS Portugal

25 minutes from Lisbon

29 minutes from Lisbon Airport and many other points of interest.

We share this business with all real estate agencies. If you have a buyer client, please contact us!

Learn more by talking directly to the real estate agent at 9\*1\*2\*6\*6\*7\*8\*3\*3!

- REF: PR-222800

Новый:	нет
Состояние:	Reformed
Построен:	2007

## Общие

Спальни:	3
Ванные комнаты:	4
Готовые кв.м.:	108 кв м

## Lease terms

Date Available:

## Дополнительная информация

Virtual tour URL: <https://floorfy.com/tour/2179501>

## Contact information

IMLIX ID: PR-222800

