



## 2 Bedrooms in Agudela, Lavra, sea view



### Emlakçı Bilgisi

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### İlan Detayları

İçin mülk:	Satılık
Fiyat:	EUR 393,000

### Konum

Ülke:	Portugal
Eyalet/Bölge/ Şehir:	Porto
Adres:	Perafita, Lavra e Santa Cruz do Bispo
Yayınlandı:	29.08.2024

### Açıklama:

The 2 bedroom apartment in Agudela - Lavra is an excellent option for those looking for comfort, tranquility and proximity to the sea. Located on the top floor of a 2-storey building, this property stands out for its state of conservation and for its integration into a gated community that offers several amenities, such as a swimming pool, tennis court and large green areas.

### Key features:

Covered Area: 125 m<sup>2</sup>  
Net Area: 95 m<sup>2</sup>  
Year of Construction: 2004



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Orientation: North and South, ensuring great sun exposure throughout the day.

Floor: 2nd floor set back

Condition: Second hand, well maintained

Energy Class: C

Composition:

Living and Dining Room: Spacious, with access to the south-facing terrace, ideal for outdoor leisure time.

Kitchen and Laundry: Equipped kitchen with direct access to the South terrace.

Bedrooms: 2 bedrooms with access to the North terrace, one of which is a suite with private bathroom.

Bathrooms: 2 in total, one belonging to the suite and one complete.

Balconies: Two balconies of 15 m<sup>2</sup> each, both with sea views.

Garage and Storage Room: Space for two cars and storage room, included in the price.

Equipment and Finishes:

Central Heating: Gas heating system.

Double Frames and Electric Shutters: Ensuring greater thermal and acoustic comfort.

Elevator: Easy access, with elevator to the top floor.

Accessibility: The building has adapted access for people with reduced mobility.

Location:

Proximity to the Sea: Just 200 meters from Agudela beach.

Commerce and Services: Close to pharmacies, bakeries, supermarkets (Aldi 100 meters, Mainland 1 km), and other local shops.

Transport and Access: Easy access to the A28 (about 2 km) and 10 km from the airport.

This apartment offers a perfect combination of comfort, stunning views, and amenities, making it an excellent choice for a primary residence or holiday home.

Notes:

- We guarantee full and professional monitoring throughout your acquisition process until the deed and after it is completed.

- We take care of your Home Loan financing process, guaranteeing the best proposals on the market, through our Credit Intermediary partner duly authorized by the Bank of Portugal.

Real Estate Mediation - Invest 351

Intermediation of real estate purchase and sale operations in the national and international market.

We make discretion, confidentiality and security our greatest strengths in real estate mediation.

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Invest in your dreams,



# IMLIX

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#Invest351

- REF: 595- Apartemento T2 em Agudela- Lav

Yeni: Hayır

Yıl: 2004

## Genel Bilgiler

Yatak odası: 2

Banyo: 2

Bitmiş metrekare: 95 m2

## Lease terms

Date Available:

## Contact information

IMLIX ID:

595- Apartemento T2 em Agudela- Lav

