



## Penha de França - Apartment



3	4	166,9	53,57			N/A
Bedrooms	Bathrooms	Area (m²)	Land Area (m²)	Garage	Swimming Pool	(EUR €)

### 3-beds apartment with terrace and river view, in charming palace

3-beds apartment with terrace and river view, inserted in charming palace of the 17th century, fully recovered in 2019, reborn as a gated community with concierge/security, with commons living room, two swimming pools, beautiful garden, gym, jacuzzi and spa, office and several bathrooms.

With a total of 3 bedrooms, distributes 167sqm, plus terrace, of gross private area by:

Living room of 43sqm and access to an exclusive terrace of 54sqm,

Fully equipped kitchen with 14sqm

Guests bathroom

3 bedrooms, all en suite and with wardrobes

2 parking spaces in an underground garage, and one storage room.

There is also a common space in the condominium for parking bicycles and strollers.

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**AMI 17356**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



Equipped with solar panels and Vulcan heating, Technal windows, pine wood floor, fireplace, stone kitchen and BOSCH appliances.

Privileged by the river view, it is located between Santa Apolónia, Alto de São João and Xabregas, an area of strong real estate growth, with shops and commerce within walking distance.

Rental conditions:

- Immediate availability
- Furnished
- Minimum 1-year contract
- Initial payment of the first two months' rent
- Security deposit equivalent to two months' rent
- Small pet may be allowed by the owners and with an extra month's deposit
- Water, electricity, TV and internet costs are not included

License no. 378



## Property Features

- Washing machine
- Air conditioning
- Fireplace
- Pool
- Garden
- Terrace
- Furnished
- Floors: 1
- Drive way
- Storage / utility room
- Lift
- Electric garage gate
- Main drainage
- Gym
- Security door
- Energetic certification: B
- Balcony
- Dishwashing machine
- Fitted wardrobes
- Equipped kitchen
- Proximity: Airport, Shopping, Restaurants, City, Public Transport
- Jacuzzi
- Garage
- Built year: 1600
- Private condominium
- Basement
- Video entry system
- Double glazing
- Automatic irrigation
- Quiet Location
- Solar heating
- Uninterrupted views
- Solar orientation: North, South
- Renovation year: 2019

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