

At RealKasa®, our market strategy is focused on discretion, premium presentation, and highly qualified buyer matching. Each property is positioned with a tailored narrative to maximize perceived value and market response.

Renovated 2-Bedroom Apartment in Baixa da

Banheira - Comfort, Modernity and Private Garage

and Storage

Ref: 87282355 | Setúbal > Moita > União das freguesias de Baixa da Banheira e Vale da Amoreira



€345.000

|               |        |               |           |
|---------------|--------|---------------|-----------|
| Business type | Sale   | Property type | Apartment |
| Bedrooms      | 2      | Bathrooms     | 1         |
| Area          | 102 m2 | Total rooms   | 3         |
| Balcony       | Yes    | Terrace       | Yes       |
| Heating       | Gas    | Building area | 102 m2    |

## Description

Looking for the perfect balance between comfort, central location and functionality?

This fantastic 2-bedroom apartment, located in a privileged area of Baixa da Banheira, offers everything your family needs to live with quality. Built in 2006, the property combines good conservation condition with recent improvements that guarantee a modern and welcoming environment.

What This Property Has to Offer:

**Comfortable Environment:** Spacious living room with heat recovery system, ideal for winter days, and access to a private balcony. The house is equipped with central heating in all rooms (living room and bedrooms), ensuring constant temperature throughout the year.

**Dream Kitchen:** Completely renovated and ready to use! Equipped with hob, oven, microwave and extractor hood. It also has access to a balcony dedicated to laundry drying and boiler area, facilitating daily house management.

**Cosy Bedrooms:** Two welcoming bedrooms, both with renovated floating flooring, providing a modern touch and easy maintenance. One of the bedrooms has a built-in wardrobe to maximize storage.

**Technology and Extras:** The apartment is equipped with central vacuum, video intercom and LED lighting in the corridor, offering modernity and convenience.

**Functionality:** In addition to the dwelling, this property includes an excellent storage room with approximately 20m<sup>2</sup> (located on the 4th floor) and a private parking space in the basement 13m<sup>2</sup> – an indispensable asset nowadays. The building also has an elevator.

**Excellent Location:**

Located at a central point in Baixa da Banheira, you will have everything at your door:

Public transport at short distance;

Diverse local commerce, essential services and schools;

Easy access to highways.

Don't miss the opportunity to live in a ready-to-occupy apartment, with garage and superior comfort.

Book your visit now and come see your future home!

## Related Properties



Setúbal > Moita > União das freguesias de Gaio-Rosário e Sarilhos Pequenos

### Semi-Detached House T3 in Sarilhos Pequenos

Ref: 87177900

€449.000

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**Real Estate Solutions**

This brochure was prepared by RealKasa® for property presentation.

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