



## Alvalade - Apartment



 6  
Bedrooms

 3  
Bathrooms

 219  
Area (m<sup>2</sup>)

**965 000 €**  
(EUR €)

### Apartment to remodel on Av. USA

Apartment for Total Refurbishment on Av. United States of America.

Discover the potential of this spacious apartment located on the 9th floor of the emblematic América Building. Situated on the prestigious Avenida Estados Unidos da América, this property offers a unique opportunity for customization, with a stunning panoramic view of the city.

#### Property Features

- Gross Private Area: 219 m<sup>2</sup>
- Gross Dependent Area: 30.2 m<sup>2</sup>

#### Distribution of Spaces

- Large Living Room: Abundant natural light and access to a balcony with impressive views.



**Luis Moura**

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



- Kitchen: Space for washing machines and dryers.
- Dining Room: Perfect for family meals and dinners with friends.
- Suite: With all the comfort and privacy you deserve.
- 4 Bedrooms: Two with access to a large balcony and two with floor to ceiling windows.
- 3 Bathrooms: Convenience and functionality for the whole family.
- Open Balcony: Spacious, with unobstructed views and plenty of natural light.
- Closed Balcony: For moments of relaxation in total privacy.

#### Collection

- Spacious & Airy: Located in the basement, ideal for extra storage.

#### Building Amenities

- 2 Elevators: Convenience and accessibility for all residents.
- 2 Entrances: United States of America and Coronel Bento Roma Avenues.
- Resident Concierge: Guarantee of security and continuous assistance.

This iconic building, awarded the Valmor Prize in 1970 by renowned architect Leonardo Rey Colaço de Castro Freire, offers the perfect foundation for a refurbishment project of your dreams. Don't miss out on this unique opportunity to create the ideal space for your life.

Schedule your visit now and discover the full potential of this extraordinary property!

## Property Features

- Fitted wardrobes
- Built year: 1970
- Storage / utility room
- Lift
- Solar orientation: North, South
- Proximity: Airport, Restaurants, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Conservatory
- Views: City view
- Energetic certification: D
- Balcony



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