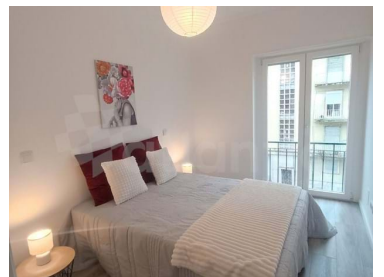




## São Vicente - Apartment



**3**  
Bedrooms

**2**  
Bathrooms

**100**  
Area (m<sup>2</sup>)

**499 900 €**  
(EUR €)

### Apartment with balcony with river view

Come and see this fantastic 3 bedroom apartment located in São Vicente, one of the most charming and familiar areas of Lisbon.

This residential neighborhood is constantly being renovated, offering a perfect blend of traditional commerce and a variety of cafes and restaurants that make everyday life even more enjoyable. Its central location ensures easy access to public transport and a series of social services and facilities, and it is also very close to Santa Apolónia.

#### Apartment Features:

- Kitchen and Living Room: Spacious joint area with 40m<sup>2</sup>, equipped with white furniture, decorative tiles, oven, hob, extractor fan, microwave, built-in dishwasher and laundry, water heater and built-in refrigerator.



**Luis Moura**

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



- Balcony: Open balcony with a stunning view of the river, perfect for moments of relaxation.
- Hall: Large entrance hall with 5m<sup>2</sup>.
- Bathroom: complete bathroom with 3m<sup>2</sup>, equipped with suspended crockery of modern design.
- Bedrooms: Three bedrooms, the first with 12m<sup>2</sup> and wardrobe, the second with 16m<sup>2</sup> and wardrobe, and the third a suite with 24m<sup>2</sup>.
- Infrastructures: White lacquered window frames with double glazing and tilt-stops in all rooms. False ceiling with LED lights built into all rooms (bathrooms, kitchen, living room, hall and bedrooms). Pre-installation of air conditioning.
- Other Information: Apartment with two fronts, inserted in a building in good condition.

#### Additional:

- Stunning river view.
- Home staging service included, giving a cozy and sophisticated atmosphere.
- Property in total refurbishment, providing a modern and comfortable living experience.
- Condominium fee: € 20.
- Solar orientation: NE/SW, ensuring good natural light.

Don't miss the opportunity to purchase this magnificent apartment in São Vicente, ideal for those looking for comfort, modernity and a privileged location.

Interested? Schedule your visit now!

## Property Features

- Fitted wardrobes
- Air conditioning pre installation
- Furnished
- Views: River view
- Electric shutters
- Balcony
- Equipped kitchen
- Proximity: Restaurants, Public Transport, Schools
- Kitchenette
- Double glazing
- Energetic certification: C
- Renovation year: 2025



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