**RealKasa® eXp®**

Real Estate Solutions

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 20m² (located on the 4th floor) and a private parking space in the basement 13m² – 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 3 Bedrooms in Sarilhos Pequenos**

Ref: 87177900

€449.000

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This brochure was prepared by RealKasa® for property presentation.

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