



RAMALHEIRA	
1º, 2º, 3º, 4º PAV. TIPO C	
QUADRO DE ÁREAS	
FRACÇÃO F. 1 (L. L. 10)	130,00 m²
ÁREA BRUTA PRIVATIVA INTERIOR	130,00 m²
ÁREA VARANDAS	14,05 m²
ÁREA BRUTA TOTAL UNIDADE	134,15 m²
ÁREA LUGAR DE GARAGEM	11,50 m²



RAMALHEIRA	
RÉS DO CHÃO A	
QUADRO DE ÁREAS - FRACÇÃO A	
ÁREA BRUTA TOTAL UNIDADE	73,48 m²
ÁREA LUGAR DE GARAGEM	11,50 m²



## 3 Bed Apartment For Sale

Olhao, Algarve, Portugal

€280,000

Ref: 599771

\* On Market \* 3 Beds \* 1 Bath

Apartment of excellence and modern finishes with parking space in the Center of Olhão.

In this apartment, where space and quality are in harmony, it is worth noting its central location, as well as its proximity to the majestic Marina of Olhã

- Property Type: Apartment
- Bedrooms: 3
- Bathrooms: 1
- Reference: 599771
- Build/Unit: 156 sq m

## Property Description

Apartment of excellence and modern finishes with parking space in the Center of Olhão.

In this apartment, where space and quality are in harmony, it is worth noting its central location, as well as its proximity to the majestic Marina of Olhão and its beautiful Ria Formosa as they are only 20 minutes away on foot or 5 minutes away from car.

Being an area with a great recent growth and projected to grow even more, there is a great probability of future appreciation.

This apartment on the 4th floor has a total area of 145.23 m<sup>2</sup> 10.95 m<sup>2</sup> with plenty of natural light due to its geographical orientation!

It's composed by:

- Entrance Hall and access to the rest of the divisions with 15.55 m<sup>2</sup> 3.50 m<sup>2</sup> of the Pantry
- Living with 31.80 m<sup>2</sup> Varanda with 3.90 m<sup>2</sup>
- Kitchen with 15.75m<sup>2</sup> Balcony with 7.05m<sup>2</sup>
- Bedroom with 13.35m<sup>2</sup> 3.30m<sup>2</sup> of the Closet with access to the balcony of 7m<sup>2</sup>
- Bedroom with 14.75m<sup>2</sup>
- Bedroom with 15.60m<sup>2</sup>
- Complete WC with 5.60m<sup>2</sup>
- Service WC with 3.60m<sup>2</sup>

Some features of this fantastic apartment are:

- It has a parking space in the basement;
- Central command for opening the electric shutters in the entrance hall
- Armored entrance door
- Video intercom
- Fully equipped kitchen with:
  - combined fridge,
  - board,
  - oven,
  - fan extractor
  - microwave,
  - washing machine,
  - dishwasher
- pre-installation of air conditioning
- Energy certificate A
- wall suspended white goods in the bathroom
- Double glazing with thermal cut
- Wardrobes built-in in the bedrooms
- Glass balconies
- The building has an elevator for 8 people
- Double external walls with thermal brick and thermal and acoustic insulation
- Walls between double fractions with sound insulation
- Full accessibility for people with reduced mobility/in wheelchairs
- Solar Panels
- Common terrace

Whether for rent, 1st home or vacation, if you are looking for quality and comfort, this apartment is for you! What is certain is that it is a unique opportunity that you will not want to miss.



Gallery



1º,2º,3º,4º PAV. TIPO C

QUADRO DE ÁREAS - FRACÇÃO C	
ÁREA BRUTA PRIVATIVA INTERIOR	120,00 m²
ÁREA VARANDAS	14,05 m²
ÁREA BRUTA TOTAL UNIDADE	134,15 m²
ÁREA LUGAR DE GARAGEM	11,50 m²



1º,2º,3º,4º PAV. TIPO B

QUADRO DE ÁREAS - FRACÇÕES E, H, K, L, N	
ÁREA BRUTA PRIVATIVA INTERIOR	145,23 m²
ÁREA VARANDAS	10,95 m²
ÁREA BRUTA TOTAL UNIDADE	156,18 m²
ÁREA LUGAR DE GARAGEM	11,50 m²



RÉS DO CHÃO A

QUADRO DE ÁREAS - FRACÇÃO A	
ÁREA BRUTA TOTAL UNIDADE	75,68 m²
ÁREA LUGAR DE GARAGEM	11,50 m²



RÉS DO CHÃO C

QUADRO DE ÁREAS - FRACÇÃO C	
ÁREA BRUTA PRIVATIVA INTERIOR	117,08 m²
ÁREA TERRAÇO	35,50 m²
ÁREA BRUTA TOTAL UNIDADE	152,48 m²
ÁREA LUGAR DE GARAGEM	11,50 m²



1º,2º,3º,4º PAV. TIPO A

QUADRO DE ÁREAS - FRACÇÕES G, J, I, M	
ÁREA BRUTA PRIVATIVA INTERIOR	84,93 m²
ÁREA VARANDAS	5,20 m²
ÁREA BRUTA TOTAL UNIDADE	90,13 m²
ÁREA LUGAR DE GARAGEM	11,50 m²



RÉS DO CHÃO B

QUADRO DE ÁREAS - FRACÇÃO B	
ÁREA BRUTA PRIVATIVA INTERIOR	98,62 m²
ÁREA TERRAÇO	17,80 m²
ÁREA BRUTA TOTAL UNIDADE	116,42 m²
ÁREA LUGAR DE GARAGEM	11,50 m²

