



## 4 Bed Apartment For Sale

Faro, Algarve, Portugal

€295,000

Ref: 613596

\* On Market \* 4 Beds \* 2 Baths

Spacious 4 bedroom apartment transformed into a 3-bed equipped for users with reduced mobility. The apartment was built in 2005 and has been adapted but can be reconfigured to a 4-bed before sale.

- livingroom with 26m<sup>2</sup>
- 4 bedrooms (14m<sup>2</sup>)

- Property Type: Apartment
- Bedrooms: 4
- Bathrooms: 2
- Reference: 613596
- Build/Unit: 150 sq m

## Property Description

Spacious 4 bedroom apartment transformed into a 3-bed equipped for users with reduced mobility. The apartment was built in 2005 and has been adapted but can be reconfigured to a 4-bed before sale.

- livingroom with 26m<sup>2</sup>
- 4 bedrooms (14m<sup>2</sup>;12m<sup>2</sup>;10.5m<sup>2</sup>;10m<sup>2</sup>)
- Double glazed
- Thermal and acoustic insulation
- Air conditioning
- Heating
- Floating floor in the bedrooms
- 5 wardrobes
- mains gas
- Equipped kitchen with 13m<sup>2</sup>
- two pantries
- Transport rail for reduced mobility on the ceiling of the rooms.

It has 149.5 m<sup>2</sup> of gross housing area, with a floor area of 103 m<sup>2</sup>, then it has a closed balcony in awning with 8 m<sup>2</sup> and a storage room in the basement with 12 m<sup>2</sup>.

The living room has 25m<sup>2</sup> and is transformed into a therapy room/gym.  
It has access to a veranda with a panoramic view to the north.

The kitchen is equipped, has good natural light and has a storage room.  
It has piped gas and access to an open space living room that was initially another bedroom with wardrobe.

One of the bedrooms is a suite with a private bathroom.  
It has air conditioning, two wardrobes and floating floor.  
The bathroom has a shower tray and window to facilitate air circulation and prevent condensation.

The second and third bedrooms have built-in wardrobes, floating floors and programmable wall heating.  
The other bedroom is converted into a living room and communicates with the kitchen, maintaining an "open space" division. The bedroom can be reconfigured to the original version with built-in wardrobe.  
Both bathrooms have windows and the bathroom of the suite is equipped with a shower base and the main bathroom has a bathtub and has been adapted with a hydromassage bathtub, suitable for therapies. Can be reconfigured with original bathtub or shower tray.  
In basement -1 we also have a huge private storage room.  
The apartment is located on the first floor of a recently built building, with good insulation materials and finishes.  
It has two elevators with security code for access to the basement.  
There is a mobile unit with reduced access suitable for wheelchairs at the entrance.  
It was painted by the condominium in 2021 and is located in Lejana de Cima, an excellent location, close to all goods and services such as supermarkets and cafes and above all close to all the entrances and exits to Faro.  
Take advantage of this rare opportunity to acquire a recent, different and excellently built 4 bed apartment at a great price.  
Condominium: €45 per month

## Gallery

