



## Arroios - Apartment



**2**  
Bedrooms

**1**  
Bathrooms

**104**  
Area (m<sup>2</sup>)

**355 000 €**  
(EUR €)

## T2 with 104m2 in Lisbon

If you are looking for an apartment with fantastic areas, in a privileged location and with transport, services and commerce within walking distances, you have found the ideal house. This T2 has more than 100m2 and is located in a street parallel to the street Almirante Reis, one of the main axes of the city.

It was completely refurbished in 2016, with total replacement of the electrical and plumbing networks, as well as the installation of false ceilings with LED lights in all rooms. The frames are in PVC oscilobatentes with double glazing, offering thermal and acoustic insulation and potentiated the entry of natural light throughout the apartment. The floor is floating which gives a modern touch to the space.

With three balconies, this is a house with lots of light offers a quiet and cozy environment. One of the



**Sofia Salgueiro**

938741691 <sup>2</sup>

sofiasalgueiro@fika.com.pt

T +351960002574 <sup>2</sup> · T +351938741691 <sup>2</sup> · E geral@fika.com.pt

R. Atlético Clube de Arrentela, 8B Seixal, Setúbal  
AMI 16474

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



bedrooms has a walk-in closet and the other is perfect for those who need a home office. The kitchen is spacious enough to set a dining table and has access to one of the balconies, where you will find a laundry area.

In the living room, large and able to create two distinct environments, you can find the second balcony, where there is also a use for storage. Between the kitchen and the living room you have at your disposal a pantry. Storage spaces are not lacking in this house.

In addition, this spacious T2 has an excellent configuration that allows it to be easily transformed into a T5, as it was originally built, if necessary. You can, even and if you wish, give independent access to one of the divisions of this apartment, since there is a second entrance door to access this house.

Despite the renovation, the typical moth of the area has been preserved, with the aim of maintaining the history and charm of the local architecture. The building consists of only a fraction per floor and has three floors, and this apartment is located on the first floor. The location is simply amazing, close to everything Lisbon has to offer, including shops, restaurants, public transport and more.

Do not miss the opportunity to acquire this apartment that is the perfect combination between premium location, modern design and very generous areas. Schedule a visit now and come and be enchanted by this perfect home!

## Property Features

- Laminated floor
- Laundry
- Double glazing
- Central location
- Balcony
- Proximity: Airport, Shopping, Restaurants, Pharmacy, Public Transport, Playground
- Views: City view
- Pantry
- Energetic certification: D
- Renovation year: 2016


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