



## Seixal, Arrentela e Aldeia de Paio Pires - Apartment



 1  
Bedrooms

 1  
Bathrooms

 62  
Area (m<sup>2</sup>)

**159 000 €**  
(EUR €)

### T1+1 in Good Time

We present this cozy 1+1 bedroom apartment, located in Quinta da Boa Hora, Seixal. This property stands out for its versatility and luminosity, offering an ideal space for those looking for comfort and functionality.

#### Investment:

This apartment represents an interesting opportunity for investors for the rental market. Considering a future monthly lease of €750, the annual gross yield would be approximately 5.5%.

**Typology:** T1+1, with the possibility of creating a living room and kitchen in open space, thanks to the large existing kitchen.

**Renovations:** Modernized bathroom with shower and kitchen equipped with gas stove, water heater, extractor fan.



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



**Floor:** High ground floor (equivalent to a 1st floor) in a building without elevator.

**Luminosity:** Excellent sun exposure with windows in all rooms, ensuring abundant natural light.

**Condominium:** Organized, with plans for painting the building's facades.

**Accessibility:** The area is well served by public transport, including several bus lines (3113, 3116, 3119, 3508) and proximity to the Foros de Amora train station, making it easy to travel to Lisbon and other areas.

**Nearby Services:** Schools, supermarkets, pharmacies and other essential services are nearby, providing convenience in everyday life.

For more information or to schedule visits, please contact us.

## Property Features

- Fitted wardrobes
- Proximity: Pharmacy, Public Transport, Schools
- Views: Urbanization view
- Energetic certification: C
- Equipped kitchen
- Built year: 1984
- Pantry
- Solar orientation: South, East



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