



**São Brás de Alportel**

**235,000 €**

**Ref: SA1353**

Under construction, a new complex with 6 high-end insulation technology and fully equipped apartments in the center of São Brás de Alportel. At walking distance to the shops, restaurants, public transport, a health center and other amenities. Conclusion expected August 2022.



0sm



0sm



3



2



NO

New building with completion scheduled for August of 2022, built up to the highest standards of thermal and acoustic comfort.

This small-scale complex will only have 3 floors and will have a total of 6 beautiful apartments (2 on each floor).

These beautiful, 3-bedroom apartments comprise of a living room with fireplace, open concept fully fitted kitchen with built-in appliances (oven, microwave, ceramic or gas hob, exhaust, dishwasher, fridge-freezer), laundry/utility room, 3 bedrooms (1 en-suite) and 2 bathrooms.

Personal wishes can be discussed with the contractor at an early stage of construction.

Located in the town center of São Bras de Alportel, at walking distance from the shops, restaurants, public pools (heated indoor & outdoor), a health center, and other amenities.

There is ample parking around the building.

The apartments will feature:

- Luxurious finishing's with good insulation
- Central vacuum system
- Pre-installation of air conditioning
- Surround sound system
- Bedrooms and living room with oak floating floor system class AC4
- Interior with white lacquered wood
- Floor and finishes of 1st quality
- High-security armored entrance door
- Video intercom and access key-code
- Fireplace with heat blower
- Whirlpool bathtub
- Equipped kitchens with oven | microwave | Hob | Extractor | Dishwasher | Fridge-Freezer
- Electric shutters
- Alarm: intrusion | gas leaks | fire | inundation
- Double glazing with thermal break frame
- External thermal insulation composite system (ETICS)
- Solar panels for hot water, with a solar-gas boiler as a backup system
- Piped Gas
- Elevator Otis Gen2 8 passengers

**DIVINE HOME**

IMOBILIÁRIA • REAL ESTATE



Projeto	Quant	Nome	Área
A	Piso 1	Sala Comum	20,13 m²
A	Piso 1	Quarto 1	19,36 m²
A	Piso 1	Quarto 2	14,82 m²
A	Piso 1	Quarto 3	12,73 m²
A	Piso 1	Coinche	14,13 m²
A	Piso 1	Inst. Sanitários 2	5,22 m²
A	Piso 1	Coozin	5,15 m²
A	Piso 1	Hall 2	5,00 m²
A	Piso 1	Inst. Sanitários 1	4,21 m²
A	Piso 1	Laboratório	3,88 m²
A	Piso 1	Hall 1	3,58 m²

8	Flax 1	State Capital	29.37 ac
9	Flax 1	Quartz 3	17.79 ac
10	Flax 1	Quartz 1	16.58 ac
11	Flax 1	Quartz 2	16.13 ac
12	Flax 1	Quartz 4	11.81 ac
13	Flax 1	Plot 2	8.20 ac
14	Flax 1	Plot 1	6.94 ac
15	Flax 1	1. Serrano	5.24 ac
16	Flax 1	1. Serrano 1	4.32 ac
17	Flax 1	Clover	3.44 ac
18	Flax 1	Lavendera	2.48 ac
Grand Total			122.28 ac

Área Bruta Piso 1			
Franja	Nivel	Nombre	Área
	Piso 1	Espacios Comunes	30.78 m <sup>2</sup> 30.78 m <sup>2</sup>
A	Piso 1	Área Bruta Habitación	144.30 m <sup>2</sup>
A	Piso 1	Logorotario	30.87 m <sup>2</sup> 140.58 m <sup>2</sup>
B	Piso 1	Área Bruta Habitación	143.30 m <sup>2</sup>
B	Piso 1	Logorotario	33.53 m <sup>2</sup>

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Fraccion	Nivel	Nombre	Área
C	Piso 2	Sala Común	20.15 m <sup>2</sup>
C	Piso 2	Quarto 2	18.36 m <sup>2</sup>
C	Piso 2	Quarto 3	18.82 m <sup>2</sup>
C	Piso 2	Quarto 1	10.73 m <sup>2</sup>
C	Piso 2	Cocina	14.10 m <sup>2</sup>
C	Piso 2	Inst. Sanitaria 2	5.22 m <sup>2</sup>
C	Piso 2	Chapel	5.15 m <sup>2</sup>
C	Piso 2	Hall 2	5.00 m <sup>2</sup>
C	Piso 2	Inst. Sanitaria 1	4.23 m <sup>2</sup>
C	Piso 2	Librería	3.86 m <sup>2</sup>
C	Piso 2	Hall 1	3.84 m <sup>2</sup>

D	Piso 2	Sala Comum	29,37 m <sup>2</sup>
D	Piso 2	Quarto 3	17,75 m <sup>2</sup>
D	Piso 2	Quarto 1	16,58 m <sup>2</sup>
D	Piso 2	Quarto 2	16,15 m <sup>2</sup>
D	Piso 2	Cozinha	11,81 m <sup>2</sup>
D	Piso 2	Hall 2	8,20 m <sup>2</sup>
D	Piso 2	Hall 1	6,94 m <sup>2</sup>
D	Piso 2	1. Sanitária 2	5,24 m <sup>2</sup>
D	Piso 2	1. Sanitária 1	4,32 m <sup>2</sup>
D	Piso 2	Chuveir	3,44 m <sup>2</sup>
D	Piso 2	Laurotória	2,48 m <sup>2</sup>

Total gross

Área Bruta Piso 2			
Fração	Nível	Nome	Área
	Piso 2	Espacos Comuns	32,70

C	Plot 2	Habitat type	144.3
C	Plot 2	Variable 3	15.7
C	Plot 2	Variable 1	5.66
C	Plot 2	Variable 2	5.54
			179.8
D	Plot 2	Habitat type	143.2
D	Plot 2	Variable 3	7.29
D	Plot 2	Variable 1	4.80
D	Plot 2	Variable 2	4.73

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## General details

- Year of construction: 2022
- Type: Attached
- View: Urbanization view
- Water: Mains water
- Sewerage: Mains drainage
- Wheelchair accessible

## Interior details

- Heating : Fireplace (log burner) , Airconditioning (heating + cooling)
- Warm water: Boiler (gas) , Solar Panels
- Insulation: Double glazing, Thermal insulation, Insulated roof
- Furniture: Furniture included
- Kitchen: Fully fitted , Microwave, Oven, Extractor fan, Dish washer, Boiler, Hob (gas) , Hob (induction), Fridge / freezer, Silestone worktop
- Bathroom(s): Bath, Shower
- Bedroom(s): Built-in wardrobes
- Extras: Central vacuum system, Surround sound system, Electric shutters, Alarm, Pre-installation air conditioning, Elevator
- Other areas: Pantry, Storage / utility room
- Energy certificate: A

## Exterior details

- Beach: 20 min. by car
- Golf course: 20 min. by car
- Supermarket: 10 min. walking
- Restaurant: 5 min. walking
- Health centre: 5 min. by car
- Airport: 20KM
- Ownership: Portuguese Lda (On-shore)