

€495,000 Apartment - Sold

## 4 Bedroom apartment for sale in Porto Baixa, Porto

Portugal » Porto » Porto Baixa » 4150

**4** **150m<sup>2</sup>**  
Bedrooms Floorplan



Contact us today for more information or to arrange a viewing

+351 221107946 • [porto@lucasfox.com](mailto:porto@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • Av. Brasil, 330, Porto, Portugal, Portugal

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### OVERVIEW

### T4+1 apartment with 150m2 gross area, 135m2 of useful area, with garage, renovated, in the Boavista area, Porto

Excellent T4+1 apartment with 150m2 of gross area with 1 box for 1 car, renovated to high aesthetic standards in a period building in a residential area in Boavista, Porto.

The scope of the renovation sought to bring back to the fore the most typical aspects of the apartment's original architecture, while still providing thermal and acoustic comfort, updating the walls, floor, electricity and plumbing that make this apartment an excellent option for those looking for a apartment in this area of the city.

It is a typical period building, built in 1967, so its exterior architecture is very characteristic. Garden and private park with exclusive access to residents, the garages/box are at the rear of the building in the common courtyard area. There is a service entrance at the back that gives access to the laundry area and +1, which can serve as an office.

The orientation of the building is north/southwest, with the bedroom area facing the front of the building, exposed to sunlight in the morning and the social area of the common room, kitchen and office facing south/west.

The apartment is very well located, being close to all the shops and services in the Boavista area. It is located in a typical residential area of Boavista, very familiar, which makes this apartment interesting as it fits into this environment.

It is close to renowned international schools, reputable public schools, daycare centers, kindergarten, pharmacies, banks, and well served by public transport. This centrality offers a very notable quality of life to future residents, as they have everything they need nearby, without the obligation to use the car for day-to-day tasks.

This T4+1 has 2 corridors; the social corridor that gives access to the social area and the private area corridor that gives access to the bedrooms and suite.

When we enter the apartment we have the hall that leads to the bedroom and suite area on the right where we can find 3 bedrooms, a common bathroom and a suite. In the bedroom hallway we have built-in closets that provide ample storage space.

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Private garage, Wooden flooring,  
Period Building, Natural light, Parking,  
Communal terrace, Views, Renovated,  
Near international schools,  
Equipped Kitchen, City views,  
Built-in wardrobes, Alarm, Air conditioning

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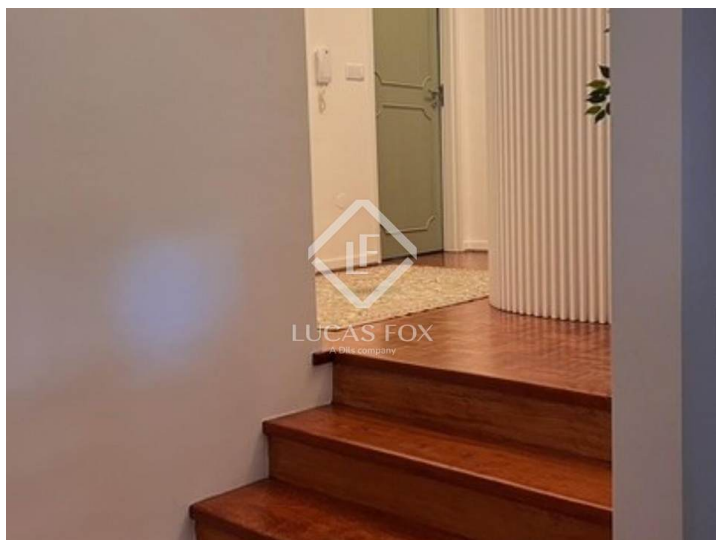
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Returning to the entrance hall, we have a guest bathroom and a closet. Moving forward we will come to an intersection that gives access to the kitchen, living room and +1, which could be an office. This office was the maid's former room and has a window with direct light. Through the kitchen we have access to the laundry room and, in turn, to the service door that gives access to the common patio. In the common room we have access to a large, very sunny balcony.



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