

€425,000 Apartment - For sale

## 3 Bedroom apartment for sale in Porto, Portugal

Portugal » Porto » 4100

**3** Bedrooms      **3** Bathrooms      **154m<sup>2</sup>** Floorplan



Contact us today for more information or to arrange a viewing

+351 221107946 • porto@lucasfox.com • lucasfox.com • Av. Brasil, 330, Porto, Portugal, Portugal

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### OVERVIEW

### 3+1 bedroom apartment with 154m2 gross area, 139m2 of useful area, in the Boavista area, Porto

3+1 bedroom apartment with 154m2, built in Ferreira dos Santos, located in a building with just 4 floors and 4 units, located in a quiet residential area of Boavista in Porto.

The quality of construction, the good areas, a well-thought-out division of space, combined with good light to the east and west, associated with the location of the building, make this apartment an excellent option for those looking for an apartment in this area of the city.

It is a building with modern lines, built in 1967, so the vision and architectural language remain current today. The building, the work of a renowned builder for its quality, robustness, solidity, durability and good areas.

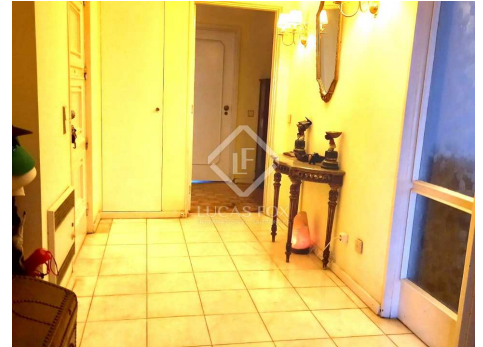
The building's orientation is north/southwest, with the bedroom area, one of which is a suite with a bathroom with direct light, facing the front of the building, exposed to sunlight during the morning and the social area of the common room, kitchen and office, used as a service room with bathroom, facing south/west

The apartment is very well located and is close to all 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, nurseries, kindergartens, pharmacies, banks, and is 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 t3+1 has 2 corridors; the social corridor, at the entrance, which gives access to the social area and the private corridor which 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 left where we can find 2 bedrooms, a common bathroom and a suite. In the bedroom hallway, spacious, we have built-in closets that provide a large storage space.



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Lift, Natural light, Utility room,  
Storage room, Panoramic view,  
Near international schools, Fireplace,  
City views, Built-in wardrobes, Balcony

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Returning to the entrance hall, we have access to the kitchen, living room and the service room, which can be used as an office. In the common room, large, measuring x m2, there is a fireplace and access to a large, very sunny balcony. The office was the maid's former room, it has a private bathroom and a window with direct light. Through the kitchen we have access to the laundry room.



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