



## Arroios - Apartment



 **4**  
Bedrooms
  **3**  
Bathrooms
  **133**  
Area (m<sup>2</sup>)
  **34**  
Land Area (m<sup>2</sup>)

**990 000 €**  
(EUR €)

### This apartment T4 - 133 m2 - renovated - balcony 34 m2 - elevator - Saldanha - Avenidas novas

Spacious and modern, this newly renovated 4 bedrooms apartment with premium materials and high-quality finishes, offers a great and effortless living experience. The location of this apartment in the Avenidas Novas district offers convenience and accessibility. With Marques de Pombal Square and Saldanha Square nearby, residents have easy access to public transportation, shops, restaurants, and entertainment options.

The large running balcony (34 m2) provides a beautiful street tree view and plenty of natural light, making the space bright. The living and dining room, spanning 30m2, provides ample space. The contemporary fully equipped kitchen, measuring 15m2, is perfect for culinary enthusiasts.



**Cedric Pol**

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Rua do Sol a Santa Catarina, N°6 1200-455 Lisboa  
AMI 15355

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



Measuring 133 m<sup>2</sup> + 34 m<sup>2</sup> terrace, this comfortable apartment consists of :  
a general living and dining room, 30 m<sup>2</sup>  
a contemporary kitchen fully equipped with Bosch appliances + 15 m<sup>2</sup>  
2 suites with built-in wardrobes  
1 bedroom with fitted wardrobes.  
1 bathroom

Other features include high-end air conditioning system, home automation, electric shutters, background music, and an armored door for added security.

For added convenience, the building has an elevator and offers the option to rent a parking space at an 120 € additional cost. The condominium fee is at 44 per month.

Surrounded by amenities and with easy access to organic shops, food stores, kiosks, wine bars, and restaurants, this apartment offers a comfortable and enjoyable living experience. The proximity to attractions such as El Corte Engles, cinemas, and museums adds to the appeal of the neighborhood.

Location: 5 minutes drive from Marques de Pombal Square  
10 minutes drive from access to Cascais and the Southern Highway.  
10 minutes drive to French High School  
10 walk to Corte Engles and Gulbenkian Foundation.  
3 minutes walk from the market of January 31 Metro Saldanha and many connections with the bus network



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## Property Features

- Washing machine
- Air conditioning
- Equipped kitchen
- Thermoaccumulator
- Terrace
- Floors: 3
- Video entry system
- Lift
- Electric shutters
- Quiet Location
- Domotics
- Energetic certification: C
- Mains water
- Renovation year: 2023
- Dishwashing machine
- Fitted wardrobes
- Walk-in wardrobe
- Proximity: Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools
- Built year: 1988
- Views: City view, Garden view
- Security alarm
- Double glazing
- Main drainage
- Central location
- Security door
- Solar orientation: South, West
- Balcony



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