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Friendly Real Estate

AA165 T3
Reference

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Barreiro e Lavradio - Apartment



3
Bedrooms

3
Bathrooms

152
Area (m²)

Garage

530 000 €
(EUR €)

New construction, T3 apartment of 152 m2 + terrace 20 to 210 m2, parking, view of the Tagus River, Barreiro

Welcome to Barreiro in the new "Flor do Sal" development: 25 minutes from Lisbon, this human-sized residence offers the largest living spaces at the moment in this area, pleasant terraces to enjoy a clear view of the Tagus, the windmills of Barreiro and Lisbon.

For the launch of this program, benefit from a 4.5% reduction on the price of apartments and a decoration budget, offer valid until 10/31/2023.

In this building of modern architecture, all the apartments have large windows, spacious terraces from 11 m2 to 210 m2, overlooking mainly the Sea of Strow (the former name given to the bay in front of Seixal and Barreiro), not to mention the parking lots.



Lise Bringer

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

¹ (Call to national fixed network) | ² (Call to national mobile network)



This new property is located in the unspoiled part of Barreiro, close to the Marina and the town centre.

The building consists of 7 floors and 19 apartments T2 and T3 and T4 from 130 m2 to 362 m2 gross area.

Delivery in Q3 2025.

Availability of T3 - 152 m2 :

- 1 on the 1st floor 152 m2 + 19.90 m2 terrace 530 000€ with parking
- 1 on the 2nd floor 152 m2 + 30.00 m2 terrace 560 000€ with parking
- 1 on the 3rd floor 152 m2 + 28.35 m2 terrace 586 000€ with parking
- 1 on the 4th floor 152 m2 + 30.00 m2 terrace 616 000€ with parking
- 1 on the 5th floor 152 m2 + 28.35 m2 terrace 646 000€ with parking
- 1 on the 6th floor 152 m2 + 210.00 m2 terrace 1 064 000€ with parking
- 1 on the 7th floor 152 m2 + 62.00 m2 terrace 968 000€ with parking

The following amenities are included:

Elevator

Equipped kitchen by Zanussi

Reversible LG air conditioning hot and cold, guaranteeing high quality and energy efficiency while silent

Comfortable terraces to enjoy the environment.

PVC windows with thermal break for excellent acoustic and thermal insulation

Thermal electric blinds

Parking per apartment

Numerous cupboards

Installation of photovoltaic solar panels, to reduce electricity consumption

Payment conditions required:

€10,000 at the time of booking for T2/T3/T4

€10,000 at CPCV

5% at 3 months + 5% at 6 months + 5% at 9 months + 5% at 12 months

70% at final writing

Living in Barreiro (Setúbal district): Former industrial centre of the Tagus Bay, Barreiro has managed to preserve its historical past and offers the inhabitants a break in time, 20 minutes by ferry from the heart of Lisbon.

Connections to Lisbon or Setúbal are easy, either by car with access to the 25 de Abril Bridge or the Vasco da Gama Bridge, or by bus or boat.

Add to this the fact that Barreiro has many shops, a market, schools, green spaces and leisure facilities and you will understand why many Lisboners have chosen to cross the Tagus River and favour a healthier and more spacious life.

Right in the heart of the historic center



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4 minutes from the pier + 20 minutes by boat to Terreiro do Paço
30 minutes from Lisbon by car
5 minutes walk from Alburrica river beach
30 minutes from Fonte da Telha beach
30 kms from Setubal

Property Features

- Heating
- Dishwashing machine
- Fitted wardrobes
- Walk-in wardrobe
- Proximity: Airport, Beach, Golf course, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Garage
- Floors: 7
- Frontline property
- Lift
- Electric shutters
- Main drainage
- Quiet Location
- Domotics
- Uninterrupted views
- Solar orientation: South, East, West
- Washing machine
- Air conditioning
- Equipped kitchen
- Laminated floor
- Terrace
- Built year: 2024
- Views: Sea views, Beach view, Marina view, River view, Village view
- Video entry system
- Double glazing
- Electric garage gate
- Walking distance to beach
- Solar heating
- Security door
- Energetic certification: A+
- Mains water



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