

# GARÇA REAL | For Sale | Afonsoeiro, Montijo

Setúbal - Montijo



## About

Welcome to the new development in Montijo "Garça Real"

This is a private condominium with a swimming pool and gym, where comfort and quality meet exclusivity!

Situated next to the city gates in Montijo, with a strategic location, you'll be just a few minutes away from local shops, schools, restaurants and access to the main roads.

It consists of 2 buildings with 7 floors each. Each apartment comprises:

- . Large living room with American kitchen, with great areas, lots of natural light, access to the balcony and the kitchen
- . Kitchen with white lacquered cupboards and equipped with AEG built-in appliances.
- . False ceiling in Pladur with LEDs and laminate flooring imitating oak veneer;
- . 1 Suite with shower tray, built-in closet and balcony;
- . 2 bedrooms with built-in closets;
- . Bathroom with shower cubicle to support the other bedrooms;
- . Air conditioning in all rooms to ensure an air-conditioned and pleasant environment in all seasons;
- . Oscillating PVC windows with double glazing that offer thermal and acoustic insulation, ensuring comfort and energy savings;
- . Central vacuum system;
- . Photovoltaic panels to produce electricity for the condominium, and the surplus can be sold to the grid. With sustainability and the use of natural resources in mind, each apartment has an efficient and economical water heating column;
- . Garage box for 2 cars, with the exception of one of the 4-bedr. apartments, which also has 4 parking spaces in a box. All with electric charging, meeting the needs of electric vehicle owners and encouraging the use of clean energy.

The new Garça Real development, currently under construction, is strategically positioned in a quiet residential area, offering a unique quality of life. This location on the outskirts of Lisbon offers quick and easy access to the capital.

## Features

**Type** - Residential

**Type** - Apartment

**state** - Under construction

## Energy efficiency



Energy Rating is an index of thermal performance of a building, indicating the levels of heating and cooling in winter and summer buildings that achieve energy rating A or B are more comfortable to live in and have lower energy bills.

## Fractions

PISO	FRAÇÃO	TIPOLOGIA	ÁREA PRIVATIVA	ÁREA EXTERIOR 1	ÁREA EXTERIOR 2	ÁREA EXTERIOR 3	ESTACION.	PREÇO	REF.
R/C	0A	T3	132,4	123,95	6,1	0	2	560.000,00€	Vendido
1A	B	T3	123,35	24,65	9,35	0	2	510 000,00 €	<a href="#">120531438-3</a>
1B	C	T2	92,35	18,65	0	0	2	410 000,00 €	Vendido
1C	D	T3	127,4	24,65	9,35	6,1	2	510 000,00 €	<a href="#">120531438-5</a>
2A	E	T3	123,35	24,65	9,35	0	2	510 000,00 €	<a href="#">120531438-6</a>
2B	F	T2	92,35	18,65	0	0	2	410 000,00 €	Vendido
2C	G	T3	127,4	24,65	9,35	6,1	2	510 000,00 €	<a href="#">120531438-7</a>
3A	H	T3	123,35	24,65	9,35	0	2	510 000,00 €	<a href="#">120531438-8</a>
3B	I	T2	92,35	18,65	9,35	0	2	410 000,00 €	<a href="#">120531438-9</a>
3C	J	T3	127,4	24,65	9,35	6,1	2	510 000,00 €	Vendido
4A	K	T4	279,25	24,65	9,05	55,4	2	900 000,00 €	<a href="#">120531438-11</a>
4B	L	T4	262,95	24,65	9,05	200,8	2	900 000,00 €	Vendido
AO	M	T3	158,55	160,7	9,65	0	2	560 000,00 €	<a href="#">120531438-13</a>
1A	N	T3	127,4	24,65	9,35	6,1	2	510 000,00 €	<a href="#">120531438-14</a>
1B	O	T2	92,35	18,65	0	0	2	410 000,00 €	<a href="#">120531438-4</a>
1C	P	T3	123,35	24,65	9,35	0	2	510 000,00 €	<a href="#">120531438-15</a>
2A	Q	T3	127,4	24,65	9,35	6,1	2	510 000,00 €	<a href="#">120531438-16</a>
2B	R	T2	92,35	18,65	0	0	2	410 000,00 €	<a href="#">120531438-17</a>
2C	S	T3	123,35	24,65	9,35	0	2	510 000,00 €	<a href="#">120531438-18</a>
3A	T	T3	127,4	24,65	9,4	6,1	2	510 000,00 €	<a href="#">120531438-19</a>
3B	U	T2	92,35	18,65	0	0	2	410 000,00 €	<a href="#">120531438-20</a>
3C	V	T3	123,35	24,65	9,35	0	2	510 000,00 €	<a href="#">120531438-21</a>
4A	W	T4	263,2	24,65	9,05	200,8	2	900 000,00 €	<a href="#">120531438-22</a>
4B	X	T4	279,25	24,65	9,05	55,4	4	900 000,00 €	<a href="#">120531438-23</a>