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São Brás de Alportel

Ref: SA2605

Modern apartment from 2022 in the historic centre of São Brás de Alportel with 3 bedrooms, 2 bathrooms, balconies, lift, and high-quality finishes. Quiet location close to the swimming pool, cafés, restaurants and the town centre.

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Largo de S. Sebastião 17, 8150-139 S. Brás de Alportel • **Tel:** +351 289 841 751 • **AMI:** 11606

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Located in the charming historic quarter of São Brás de Alportel, just a few metres from the public outdoor swimming pool, this beautifully presented apartment offers modern comfort in a peaceful residential setting within walking distance of cafés, restaurants and the town centre.

Built in 2022 to a very high standard, the apartment is situated on the 2nd floor of a small and exclusive block of only 6 apartments, with elevator access. Designed with quality materials and excellent thermal and acoustic insulation throughout, the property combines contemporary living with practicality and comfort.

The accommodation comprises an entrance hall leading into a bright open-plan lounge and modern fully equipped kitchen. The kitchen features an electric hob, oven, microwave, extractor fan, dishwasher, and fridge-freezer, as well as a separate laundry area. The lounge benefits from air conditioning, a fireplace and direct access to a south-facing balcony overlooking a small public courtyard.

A hallway leads to the private sleeping area, consisting of a spacious family bathroom and 3 bedrooms, including a generous master suite with private en-suite bathroom. All bedrooms feature built-in wardrobes, air conditioning and access to a large north-facing balcony.

Additional features include solar panels for hot water with a gas boiler backup, mains water and sewage, built-in sound system, central vacuum system, alarm, high-security entrance door, double glazing, electric shutters, and ample street parking. Furniture is negotiable.

An ideal permanent residence or lock-up-and-leave home, offering modern convenience in a calm and authentic old town location.

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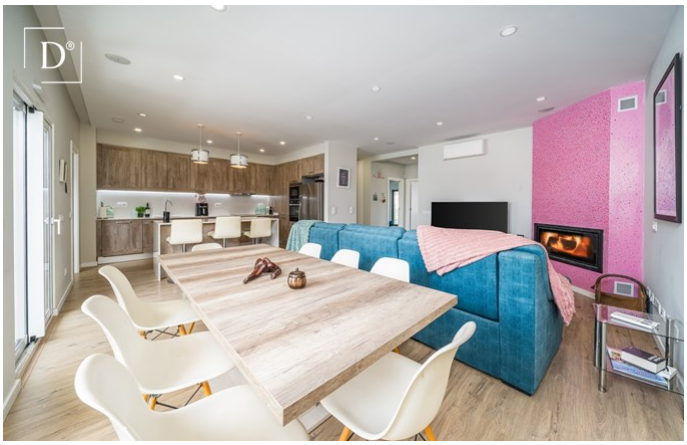

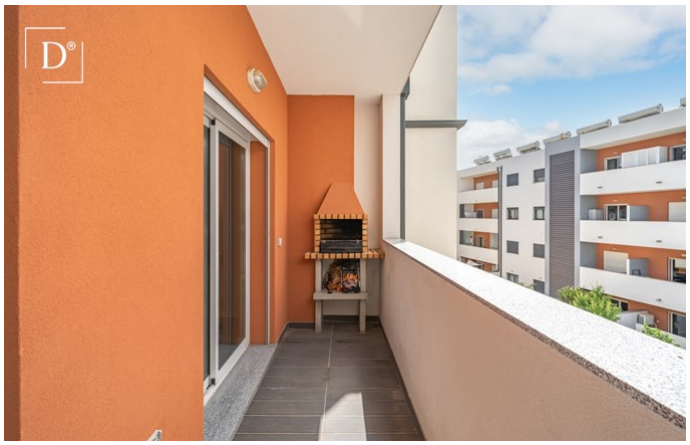

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General details

- Year of construction: 2022
- View: Countryside views
- Parking: Street parking
- Water: Mains water
- Sewerage: Mains drainage
- Wheelchair accessible

Interior details

- Heating : Fireplace (log burner) , Airconditioning (heating + cooling)
- Warm water: Solar Panels
- Insulation: Double glazing
- Furniture: Furniture negotiable
- Kitchen: Fully fitted , Microwave, Oven, Extractor fan, Dish washer, Hob (electric) , Fridge / freezer
- Bathroom(s): Bath, Shower
- Bedroom(s): Built-in wardrobes, Access to terrace, En-suite bedroom(s)
- Extras: Central vacuum system, Surround sound system, Electric shutters, Internet/Wifi, Alarm, Fibre optics, Elevator
- Energy certificate: B

Exterior details

- Outside area: Terrace / balcony
- Parking: Street parking
- View: Mountain views, Village view

- Sewerage: Mains drainage
- Water: Mains water
- Beach: 20 min. by car
- Golf course: 30 min. by car
- Supermarket: 5 min. walking
- Restaurant: 5 min. walking
- Health centre: 10 min. walking
- Airport: 20KM
- Ownership: Private ownership (On-shore)
- Sun orientation: South