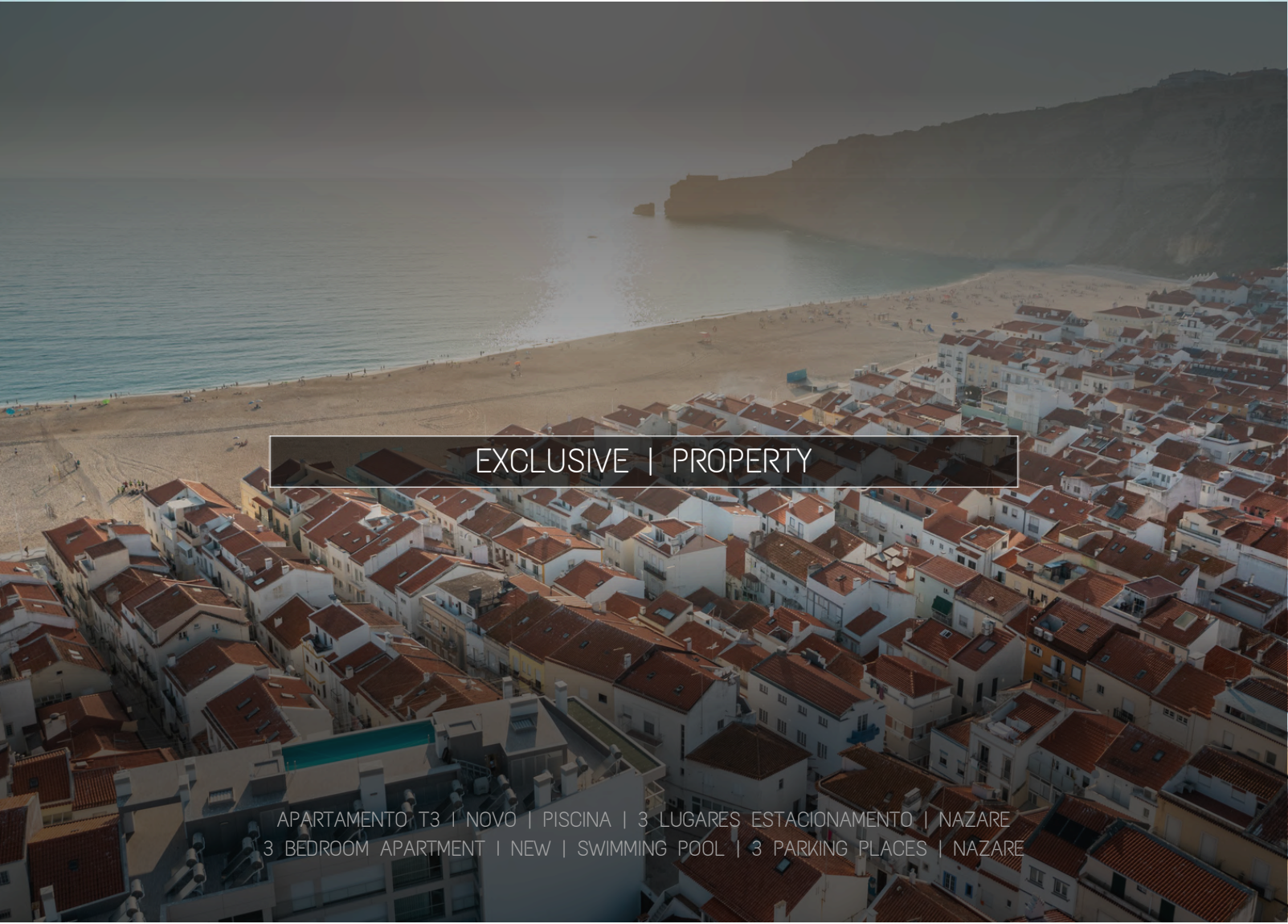


An aerial photograph of a coastal town, likely Nazare, Portugal. The foreground is filled with a dense cluster of white buildings with red-tiled roofs. A swimming pool is visible on one of the rooftops. Beyond the town is a wide, sandy beach with many people. The ocean is visible on the left, and a steep cliff rises on the right. The sky is overcast.

EXCLUSIVE | PROPERTY

APARTAMENTO T3 | NOVO | PISCINA | 3 LUGARES ESTACIONAMENTO | NAZARE
3 BEDROOM APARTMENT | NEW | SWIMMING POOL | 3 PARKING PLACES | NAZARE

PARA VENDA

APARTAMENTO

APARTMENT FOR SALE

APARTAMENTO T3 NOVO, LINHAS MODERNAS

3 BEDROOM APARTMENT NEW, WITH MODERN LINES



Apresentamos-lhe um verdadeiro refúgio de elegância e conforto na famosa vila da Nazaré. Situado a apenas 1 minuto a pé da emblemática Praia da Nazaré. Este sofisticado apartamento T3, completamente novo, distingue-se pela sua arquitetura contemporânea e prática, acabamentos de alta qualidade e uma localização privilegiada.

Com um design moderno e funcional, esta propriedade de 123M2 oferece: sala e cozinha em open space e varanda com vista mar, 1 Suite principal com varanda, 2 quartos espaçosos, 3 casas de banho no total, 3 lugares de estacionamento na garagem e arrecadação.

Apartamento situa-se no 3.º e último andar e está inserido num edifício exclusivo, novo, de acabamentos premium, painéis solares e um gerador geral, acesso para pessoas com mobilidade reduzida. Os residentes usufruem a um rooftop deslumbrante com piscina panorâmica, zona de festas privada e área de churrasqueira, proporcionando uma experiência de lazer incomparável com vista mar permanente.

Esta exclusiva propriedade é ideal para: residência permanente ao pé do mar, residência de verão e férias com tudo conforto para estilo de vida relaxado ou activo, investimento de altos rendimentos no verão tal como no inverno para alojamento turístico permitido na zona e no prédio.

Este é mais do que um imóvel – é um convite a um investimento no estilo de vida sofisticado, onde o mar é o seu vizinho mais próximo.

NAZARE

€ 725 000



123m²



3



3



3



APARTMENT FOR SALE

PARA VENDA APARTAMENTO

3 BEDROOM APARTMENT, NEW, WITH MODERN LINES
APARTAMENTO T3, NOVO, LINHAS MODERNAS



Discover a unique opportunity to own a stunning contemporary apartment in one of Portugal's most iconic coastal destinations - Nazaré. Just a 1 minute walk from the beach, this brand-new 3-bedroom apartment combines luxury, location, and lifestyle in perfect harmony.

Designed with modern living in mind, with a total area of 123M2 the apartment features: living room and kitchen in open space with veranda facing the ocean, Master Bedroom with veranda, 2 spacious bedrooms, 3 bathrooms in total, 3 parking places in the garage and a storage room.

Apartment is located on the last 3rd floor of a new high-end building where residents enjoy the rooftop infinity pool with panoramic ocean views, lounge outdoor with barbecue area for leisure and social gatherings. Building is equipped with solar panels and power generator, also provides all equipment needed for people with disabilities.

This exclusive property is ideal for: a luxurious seaside residence, a holiday home with all the comforts of modern living, a high-return investment through short-term rental allowed for tourist accommodation. Invest in Nazaré - one of Portugal's fastest-growing tourist destinations. Famous for the world's biggest waves and surf competitions. Excellent infrastructure, rich cultural heritage, and year-round appeal. Whether you're looking for a personal retreat or a high-potential investment, this apartment is a rare opportunity to own a piece of the Atlantic coast with all the luxury you deserve.

NAZARE

€ 725 000



123m²



3



3



3





ÁREAS M2

APARTAMENTO

Sala e Cozinha - 27,3m²
 Varanda - 3,8m²
 Areas de circulação - 21,95m²
 Suite + closet - 15,75m²
 Wc - 3,45m²
 Varanda - 6,8m²
 Quarto - 15,5m²
 Quarto - 12,2m²
 Wc - 3,45m²
 Wc social - 1,8m²

Piso -1 Garagem

Estacionamento, 3 lug. - 60,12m²
 Arrecadação - 8,4m²

AREAS M2

APARTMENT

Living room and Kitchen - 27,3m²
 Veranda - 3,8m²
 Hall and circulation - 21,95m²
 Master bedroom + closet - 15,75m²
 Wc - 3,45m²
 Veranda - 6,8m²
 Bedroom - 15,5m²
 Bedroom - 12,2m²
 Wc - 3,45m²
 Wc - 1,8m²

Floor -1 Garage

Parking 3 places - 60,12m²
 Storage room - 8,4m²





CARACTERÍSTICAS / IMÓVEL

Cozinha Equipada / tudo BOSH
 Máquina de lavar e secar roupa
 Máquina de lavar loiça
 Frigorífico combinado
 Placa, forno, microondas
 Exaustor
 Gás natural, esquentador
 Ar Condicionado
 Roupeiros Embutidos
 Estores Elétricos
 Aspiração Central
 Vídeo Porteiro
 Painéis Solares
 Vidros duplos com corte térmico
 Pavimento cerâmico, vinílico flutuante
 Detectores de fumo e gás
 Estacionamento, 3 lugares
 Arrecadação

FEATURES / PROPERTY

Equipped Kitchen / all BOSH
 Washing and drying machine
 Dish-washing machine
 Fridge
 Cooking induction panel, oven, microwave
 Extractor fan
 Gas water heater
 Air-conditioning
 Build-in closets
 Electric shutters
 Central vacuum cleaner
 Video intercom
 Solar Panels
 Double glazed windows with thermal cut
 Pavement: ceramic and floating vinyl
 Detectors of smoke and gas
 Parking in the garage, 3 places
 Storage room



CARACTERÍSTICAS / EDIFÍCIO

Piscina Rooftop com vista mar e vila 360°

Terraço Rooftop com área de churrasqueira e lazer

Gerador central de emergência garante a electricidade ligada

WC e duche nas zonas comuns

Lugares extra na garagem para os visitantes

Equipado totalmente para pessoas com mobilidade reduzida

Elevador

MAIS INFORMAÇÕES

IMI: € ~ 750 / Ano

IMT: € ~ 43 500*

IS: € ~ 5 800*

AL: € ~ 40k-60k / Ano

Ano Construção: 2024

*HABITAÇÃO PRÓPRIA E PERMANENTE

FEATURES / BUILDING

Rooftop Swimming Pool with an ocean and city view 360°

Rooftop Terrace with barbeque and leisure area

Central Power Generator provides electricity in case of power cuts

WC and shower in the common areas

Extra parking places in the garage for visitors

Fully equipped for people with disabilities

Elevator

MORE INFORMATION

IMI: € ~ 750 / Year

IMT: € ~43 500*

IS: € ~ 5 800*

AL: € ~ 40k-60k / Year

Year Built in 2024

*OWN AND PERMANENT RESIDENCE





DISTÂNCIAS A PÉ

01 MIN	Praia de Nazaré
02 MIN	Mercado de Nazaré
25 MIN	Marina de Nazare
30 MIN	Farol de Nazare
25 MIN	Santuário de Nossa Senhora de Nazare e Miradouro

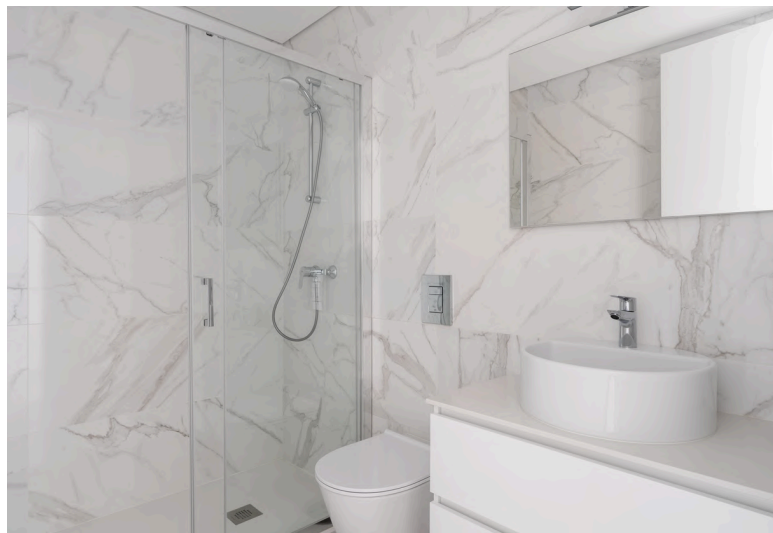
WALKING DISTANCES

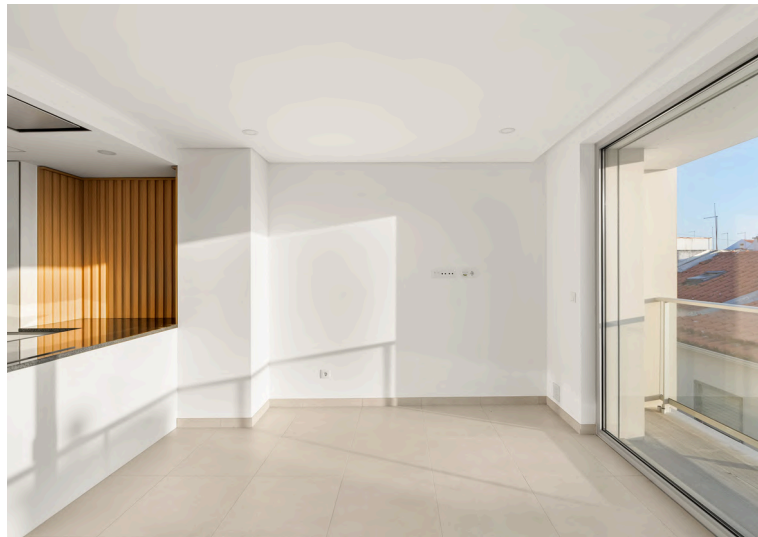
Nazare Beach	01 MIN
Nazare Market	02 MIN
Nazare Marine	25 MIN
Nazare LightHouse	30 MIN
Sanctuary of Holly Lady of Nazare	25 MIN



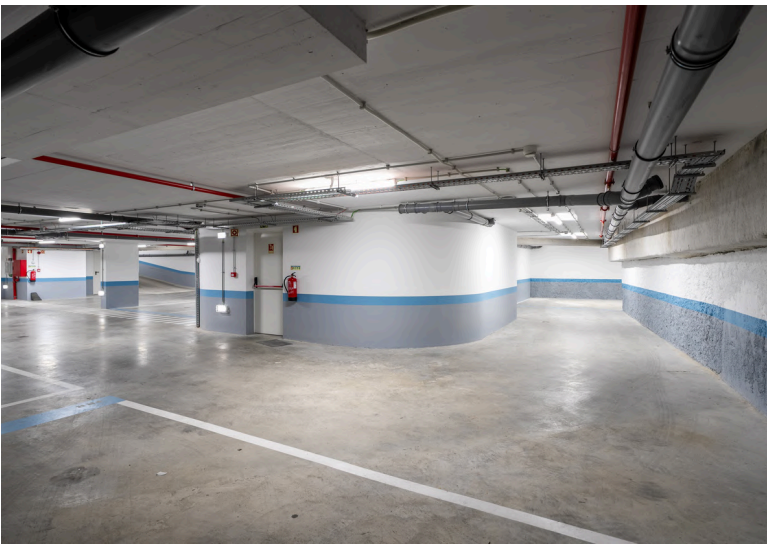


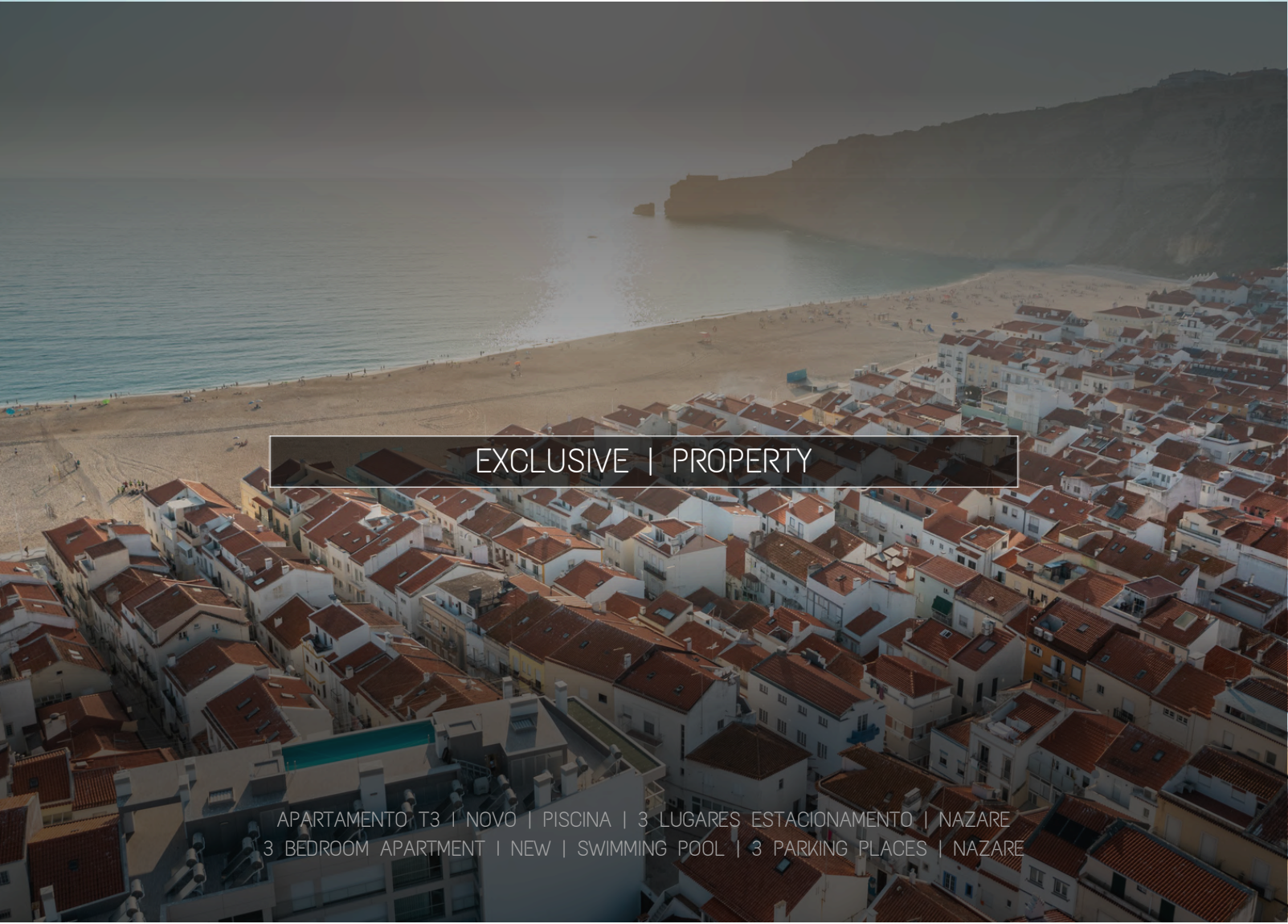










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