



Albufeira e Olhos de Água - Duplex apartment



 3	 1	 97,3		N/A
Bedrooms	Bathrooms	Area (m ²)	Swimming Pool	(EUR €)

Excellent spacious T2 Duplex, with sea views, three enclosed balconies. Swimming Pool. Excellent potential for modernization at the lowest market value.

Excellent spacious T2 Duplex apartment, with sea views, three enclosed balconies, converted to marquee. Pool for adults and children. Excellent potential for modernization/renovation, at the best price on the market.

Composition:

At the entrance level a common room, equipped kitchenette kitchen, with access to a wide balcony with a sea view with South guidance, pool view, and the city of Albufeira reservoir. Excellent sun exposure. Downstairs are 2 spacious rooms with built-in wardrobes, both with closed balconies, and a full-length, newly renovated bathroom, equipped with shower and polyban base. Located in a central area, at scarce meters from various services such as restaurants, bakeries, supermarkets,



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AMI 22786

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



stationery, laundry, beauty salon, and still other services. At 2 km away from the famous beaches of Albufeira, Praia da Oura, Praia dos Aveiros, and Praia dos Alemães. Proximity to Schools, banks, clinics, gyms, the Hospital of Lusíadas, and public transportation.

Building with four elevators, two elevators for each of the two entrance vestibules to the building. Excellent opportunity for those looking for tranquillity, without compromising being around all the amenities.

Condominium fees 48€ monthly.

IMI - Municipal Tax 194€ Annual.

Property Features

- Dishwashing machine
- Fitted wardrobes
- Kitchen: Hob, Oven, Fridge, Microwave
- Proximity: Beach, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Floors: 3
- Kitchenette
- Lift
- Central location
- Extractor Fan
- Solar orientation: South
- Permite Animais
- Pintadas
- Caixilharia: Madeira
- Luz Natural: Muito Iluminado
- Proximidade: Bancos, Clínicas, Escolas, Ginásios, Padarias, Polícia, Serviços Públicos, Supermercados
- Nº De Casas De Banho: 1
- Nº De Frentes: 2
- Nº De Marqueses: 3
- Refrigerator
- Equipped kitchen
- Pool
- Built year: 1987
- Conservatory
- Views: Sea views, City view, Pool view
- Main drainage
- Gas fire
- Energetic certification: C
- Furnished
- Transportes Públicos
- Acessos: Alcatrão, Auto-Estrada, Urbano
- Cozinha: Móveis Faia, Placa
- Pavimento: Cerâmica
- Nº De Elevadores: 4
- Nº De Divisões: 3
- Nº De Janelas: 9
- Nº De Piscinas: 2

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