







# €820,000

Ref: DL37642

205 sqm

3 bedroom flat with river view, with 145.6 m2 of gross private area, of which 33.80 m2 of balconies, in a new developmen...

Telephone: +351 213 471 603
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Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940

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## Property Description

3 bedroom flat with river view, with 145.6 m2 of gross private area, of which 33.80 m2 of balconies, in a new development in Miraflores

The flat is part of Alma Gardens, a new residential project, in Miraflores, in a privileged location, whose work was recently completed.

The flat is located on a high floor, in a building with two elevators, a generous rooftop with river views, an adults-only pool and a children's pool, as well as lounge space and gym.

The flat consists of living room with kitchenette (40 m2) and a small pantry, social bathroom, 3 bedrooms, one of which is en suite, with dressing room, a bathroom to support the bedrooms and independent laundry (5 m2). All bedrooms have built-in closets.

Top quality finishes:

- Bosch appliances: Refrigerator side by side, gas stove, microwave, washer/dryer, dishwasher.
- Air conditioning with independent control per room,
- Electric shutters in all rooms

The balcony, which extends throughout the flat, invites you to late afternoons overlooking the river.

It has two parking spaces with direct entrance from the street, by ramp, and storage room.

Ready to bookkeep!

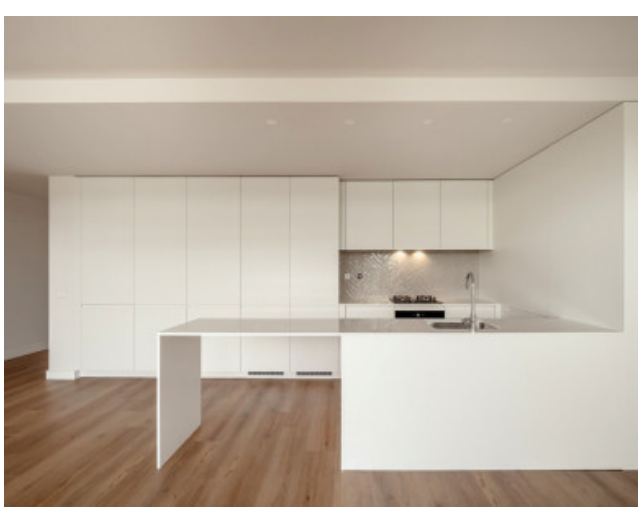
Located in a very quiet area, with a wide range of transport, shops and services, within walking distance of Alto de Algés Elementary School and Miraflores Secondary School, 8 minutes from Park International School, 15 minutes from International Sharing School, 14 minutes from St Julian's School and 2 minutes from the A5 motorway connecting to Cascais/Lisbon/Sintra

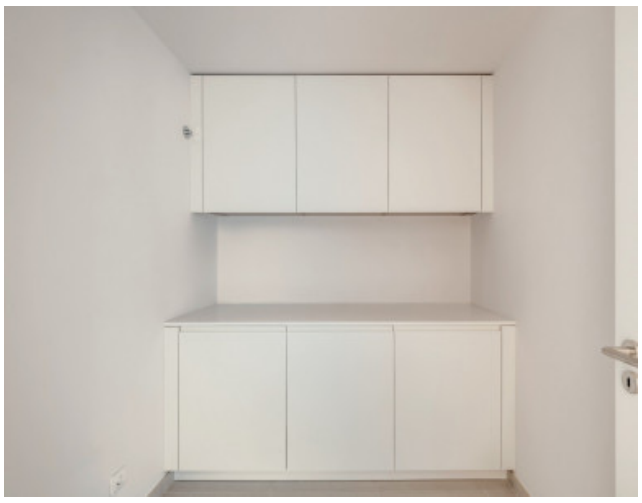
Don't miss this opportunity and come visit a property full of light.

# Gallery












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# Additional Details

**Attributes**

| Status | Net Area | Gross Area |
| --- | --- | --- |
| Available | 205sq m | 205sq m |
| **Year Built** | | |
| 2026 | | |



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# Site Floorplan



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