MARCELA
Real Estate
AMI 1538

+25 ANOS/YEARS

# RARE OPPORTUNITY IN LAGOS - T2 WITH SEAVIEW + 2 INDEPENDENT STUDIOS

**Praia Dona Ana**

4 | 4 | 257 m² | 0 m² | CLASSE ENERGÉTICA C

**599,500 €**

Ref. A2083

## General

Built year: 2002
Views: Sea views
Security alarm
Double glazing
Electric garage gate
Storage / utility room
Pool view
Lift
Electric shutters
Walking distance to beach

## Interior

Heating
Fitted wardrobes
Communication: Fiber
Electricity: Network
Air conditioning
Fireplace
Furnished: No

## Exterior

Proximity: Beach
Golf course
Restaurants
City
Hospital
Public Transport
Schools
Playground
Pool
Accessibilities: Tarmac Road

# RARE OPPORTUNITY IN LAGOS - T2 WITH SEAVIEW + 2 INDEPENDENT STUDIOS

**Praia Dona Ana**

## Detailed description

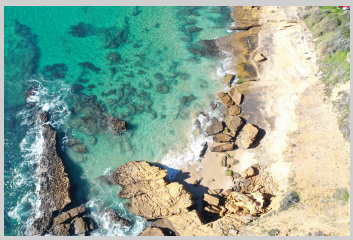
This splendid T2+2 apartment with a sea view is located just a stroll away from the world-famous "Praia do Camillo" Beach and "Ponta da Piedade"

With a comfortable, southeast-oriented balcony on the front, direct access to the swimming pool and a generous 45m², southwest-oriented terrace in the back, ideal for entertaining, you will surely enjoy what the Algarve offers best.

But that's not all. Unique to this property are two fully independent 30m² studios, presenting a lucrative rental opportunity to offset mortgage costs or generate substantial income. Current owners are willing to remain as tenants, offering an immediate 7.1% annual yield for investors. This is an opportunity not to be missed!

Step into the vibrant and dynamic city of Lagos and discover a gem of an apartment nestled in the heart of this captivating destination. Welcome to this T2+2 apartment, where history meets tranquillity and the charm of the past blends seamlessly with modern amenities. This stunning 2-bedroom, 2-bathroom apartment offers a spacious house area of 132m² s and a total gross area of 257m² (including the two studios and balconies)

As you step inside, you'll be greeted by a luxurious living space boasting a pool and sea view, a sleek fireplace, and fitted wardrobes. The apartment has air conditioning, heating, and a security alarm for comfort and peace of mind. Double glazing, electric shutters, and a security door provide added security,



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while the lift and closed garage offer convenience and ease of access.

Built in 2007, this apartment boasts a prime location just a short walk from the beach and close to golf courses, ensuring endless entertainment options right at your doorstep. The solar orientation ensures ample natural light throughout the day, creating a warm and inviting atmosphere. Enjoy relaxing on the balcony with stunning sea views, or stroll to a nearby restaurant for a delicious meal.

With proximity to public transport, schools, playgrounds, and hospitals, you'll have everything you need within reach. Explore the 48 food and drink establishments within a 15-minute radius, including the renowned Restaurante Paraiso and Pizzeria Gato Pardo. And for those looking for entertainment, the Algarcine - Cinema de Lagos is just a short walk away.

This apartment offers a lifestyle of luxury and comfort and an attractive yield opportunity, making it an ideal investment and/or place to call home in the vibrant city of Lagos.

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