



## Apartment Chaves



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 151,389.07

### Location

Pays:	Portugal
État/Région/Province:	Vila Real
Ville:	Chaves
Adresse:	Santa Maria Maior
Soumis:	20/07/2015

### Description:

The house under study (fraction M), is inserted in a multifamily housing building with commerce (block A), built in Largo de Santo Amaro, parish of Santa Maria Maior, municipality of Chaves.

The building consists of two bodies and is implanted in a large plot located in the vicinity of Largo de Santo Amaro. It includes a shopping gallery indented to the face of Rua de Santo Amaro and a common back space, accessible directly from the outside of the building, which includes a landscaped area, a games park and parking spaces for motor vehicles.

The body located at the northern end (Block B) of the land consists of ground floor and an upper floor. The ground floor comprises three commercial spaces (one of which with double ceilings), each with an exclusive sanitary facility, and the atrium of the medical clinic that connects to the upper floor through a box of stairs. The upper floor consists of a medical clinic.

With regard to the body located to the east (Block A), it encompasses two commercial spaces, two atriums with access to the upper floors with entrance by the square interposed between the building and the central roundabout of Largo de Santo Amaro, and the covered parking space of the building. This space is accessible by the aforementioned atriums, the common space located in the back, the Rua de Santo Amaro and the access gate to motor vehicles in direct communication with Rua Nossa Senhora do



Pópulo. The two upper floors are identical and intended exclusively for housing.

The housing under study refers to the M fraction of the multifamily housing building with commerce (block A).

Housing is covered by natural gas and climate zones are I3, V2N.

The thermal inertia of the fraction is strong.

The housing is oriented to the East (main elevation).

The outer walls of the fraction are of the double type, with thermal insulation in the air box. The glazes are made of metal frames of Navarra (class 2) with double and colorless glass (5+12+4mm) and with protection by the exterior, of the type metal blind of light color. The slabs are of the lighted type, and there are no floor slabs in contact with the ground.

The housing only has heating system (convectors), with the aid of a Lamborghini boiler of the Ninfa type, with power equal to 24 kW and yield equal to 93%. The hot water distribution network has thermal insulation material with thickness equal to 10mm.

Ventilation is natural, and there is no mechanical equipment in sanitary facilities.

The preparation of hot sanitary water of the housing, is guaranteed by an electric water heater with thermal insulation of 50 to 100mm and yield equal to 90% and by a solar energy capture system consisting of 1 solar panel of the SK500N with 2.2m<sup>2</sup>, installed on the roof of the building, oriented south with a slope of 34°. - REF: 322/A/00484

Année: 2008

## Commun

Chambres:	1
Salle de bains:	1
Pied carré fini:	79 m <sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: 322/A/00484

