



## House 3 Bedrooms Corner



### Agent Info

Naam: António Pereira  
Bedrijfsnaam: ITHLUX  
Mistlampen: Portugal  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Telefoon:  
Languages: Portuguese  
Website:

### Advertentie details

Vastgoed voor: Koop  
Prijs: USD 451,182.38

### Locatie

Aanbevolen Auto Onderdelen: Portugal  
Staat/Regio/Pronvincie: Braga  
Plaats: Braga  
Geplaatst: 30-01-2025  
Omschrijving:  
HOUSE CORNER 3 Bedrooms, MERELIM, Braga

### Composed of:

#### Floor 1

Open Space kitchen with island, furnished matt white lacquered and appliances applied  
Laundry room with access to the kitchen  
Waiver  
Large living room with wood burning stove

#### Floor 2

1 Master Suite with Walk-in Closet  
2 Bedrooms with built-in wardrobes

#### Floor 0

Closed garage for 2 cars, with ceramic applied  
Patio

### Features:

Electric blinds, in the color of the frames



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Heat pump with 300lt capacity with pre installation of solar panels  
Complete Central Vacuum Installation  
Alarm Installation  
Midea air conditioning  
Video intercom  
Pre-installation of ambient sound  
Pre-installation of central heating with radiators  
Facades clad in white and gray capoto  
Frames with +E3600 thermal break with double glazing  
Glass balcony guards  
All rooms with large windows with plenty of natural light  
Automatic interior and exterior gates  
Painted exterior walls, tops with 2cm stone and with LED projector lighting  
Excellent sun exposure  
Possibility of choosing finishes  
Water and electricity downloads included in the deal

## Why invest and live in Portugal?

7th. Safest country in the world Global Peace Index 2023;  
One of the best motorway networks in the world;  
Portugal considered the best tourist destination in Europe in 2022, for the 5th. time in the last 6 years (WTA);  
Lisbon the best Metropolitan Seaside destination in the world in 2022 (WTA);  
Madeira Island, the best island destination in the world in 2022 (WTA);  
Algarve having a hotel unit elected with the award for Best Lifestyle Resort 2022 (WTA);  
Porto elected as the best City destination in the world in 2022 (WTA)  
Average temperature at 12 noon, in summer: 25° C and in winter: 16° C;  
Considered the 7th. Best country in the world in quality of life 2022 (InterNations);  
Portugal is 4th. Best country in the world where expats feel most at home in 2022 (Internations);  
Mediterranean Diet, classified as a World Heritage Site by Unesco;  
The best fish in the world, according to Ferran Adrià, Chef "El Bulli";  
It has 1 of the 25 most beautiful beaches in the world Tripadvisor 2022;  
It has 3 Portuguese wines among the 12 best in the world in 2022 (Forbes);  
Hospitality of the Portuguese people considered the best in the world 2018 (Internations). - REF: ITH3293

## Algemeen

Slaapkamers: 3  
Afgewerkte vierkante meter: 260 m<sup>2</sup>  
Lot Afmeting: 275 m<sup>2</sup>

## Lease terms

Date Available:



IMLIX

IMLIX Vastgoedmarkt  
<https://www.imlix.com/nl/>

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**Contact information**

IMLIX ID:

ITH3293

