



## 3-Bedroom Apartment in Setúbal (Vale do Cobro), with direct access to private storage, fully furnished and equipped



### Emlakçı Bilgisi

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
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| Şirket Adı:       | Wilderness Investments - Real Estate                                                        |
| Ülke:             | Portugal                                                                                    |
| Experience since: | 2019                                                                                        |
| Hizmet tipi:      | Selling a Property, Buying a Property                                                       |
| Specialties:      | Buyer's Agent, Listing Agent, Relocation, Consulting                                        |
| Property Type:    | Apartments, Houses, Land lot                                                                |
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### İlan Detayları

|            |                |
|------------|----------------|
| İçin mülk: | Satılık        |
| Fiyat:     | USD 347,151.85 |

### Konum

|                      |                         |
|----------------------|-------------------------|
| Ülke:                | Portugal                |
| Eyalet/Bölge/ Şehir: | District of Setúbal     |
| Şehir/İlçe:          | Setúbal                 |
| Adres:               | Setúbal (São Sebastião) |
| Yayınlandı:          | 24.09.2025              |
| Açıklama:            |                         |

We present this 3-bedroom apartment located in Setúbal (S. Sebastião), in the Vale do Cobro area, situated on the 3rd floor of a building under horizontal property regime, consisting of four floors, with the 4th floor exclusively designated for storage rooms.

This unit has the particular feature of an internal staircase leading from the living room directly to its private storage room on the upper floor. The living room also includes a fireplace with a heat recovery system, providing additional comfort, while the storage room, with approximately 21 m<sup>2</sup>, benefits from a roof window that ensures natural light and ventilation, increasing both functionality and comfort.



The property offers 118.52 m<sup>2</sup> of gross private area and 21 m<sup>2</sup> of dependent area, totalling 139.52 m<sup>2</sup>. The layout corresponds to four rooms, suitable for family living.

As elements of comfort and convenience, the apartment features built-in wardrobes in all bedrooms and an additional wardrobe in the entrance hall, ensuring generous storage capacity.

Several recent improvements further enhance the property's value:

Bedroom floors sanded and varnished in 2024.

PVC windows with thermal and acoustic insulation installed in 2022.

Complete interior painting done in 2022.

One bathroom fully renovated in 2020.

The building is located on Rua Engenheiro Mamede Fialho, in a central area close to shops, schools, services, and with easy access to the city centre of Setúbal.

There is the possibility for the apartment to be sold furnished and equipped, thus offering a practical and immediate solution. It represents an excellent opportunity both for permanent residence and rental investment, benefiting from the consolidated location of Vale do Cobro and the added value of having direct access to the storage room. - REF: WI-0114

Yeni: Hayır

Yıl: 1997

## Genel Bilgiler

|                   |           |
|-------------------|-----------|
| Yatak odası:      | 3         |
| Banyo:            | 2         |
| Bitmiş metrekare: | 139,52 m2 |

## Lease terms

Date Available:

## Ek Bilgiler

Virtual tour URL: <https://floorfy.com/tour/2447261>

## Contact information

IMLIX ID: WI-0114



# IMLIX

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<https://www.imlix.com/tr/>

