



## São Martinho - Development



Garage



Swimming Pool

**N/A**  
(EUR €)

## 58 Virtudes Development

Discover this magnificent development under construction located in the heart of São Martinho. Centrally located with all amenities within reach, this building offers an urban and refined lifestyle with a private condominium, which includes a swimming pool, gym, garden, children's playground and private garage.

This new development has large and functional apartments with balconies and parking, in the following typologies and values:

- 1 bedroom apartment available from 290,000€
- 2 bedroom apartment available from €385,000
- 3 bedroom apartment available from €470,000

Map of finishes:



**Ricardina Santos**

+351 963 934 290<sup>2</sup> · +351 291 771 264<sup>1</sup>

ricardina.santos@rikakaza.com

T +351 963 934 290<sup>2</sup> · T +351 291 771 264<sup>1</sup> · E info@rikakaza.com

R. Cónego António Félix 14A,  
AMI 19631

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



## EXTERIOR

- ◇ Buildings painted with white CIN VinylMatt paint.
- ◇ Pre-installation of electric blinds in the living room and bedrooms.
- ◇ Pre-installation of alarm and outdoor cameras.
- ◇ Built-in lighting system in the false ceilings of the balconies and covered terraces
- ◇ and lighting system with motion sensors in all circulation areas, interior and exterior, vertical and horizontal of the development.
- ◇ Granite sills, in gray, with polished fava finish.
- ◇ Aluminum frames, embedded in the slab, with thermal cut and double glazing with low emissive content:
  - Sliding doors/windows: minimalist OS system
- ◇ Balconies with mosaic floors and masonry railings.
- ◇ Vertical metallic props coated in brown to protect the balconies.
- ◇ Communal outdoor pool with deck and built-in shower tray.
- ◇ Children's playground with installation of certified play equipment.
- ◇ Condominium Room and Gym with toilet and storage area.
- ◇ Gardens and green areas with common access for residents, with automatic system irrigation, with use and water collection tank from the levada and rainwater storage tank.
- ◇ Elevators with capacity for 6 people.

## INTERIOR

- ◇ Partitions for dwellings and common areas in double walls, with acoustic insulation between dwellings and common areas.
- ◇ Floors filled with aerated concrete with acoustic blanket to minimize the transmission of sounds.
- ◇ False plasterboard ceilings, finished with white CIN paint and with LED recessed lighting.
- ◇ Walls clad with engineered stucco, finished with white CIN VinylMatt paint anti-fungus.
- ◇ Color video intercom system.
- ◇ Floors:
  - Bedrooms, living rooms, kitchen and social sanitary installation, floating laminate flooring Ac5 Natural Oak 8mm.
  - Private bathroom and laundry room – mosaic floors and walls Ceramic (large dimension)

## WATER HEATING AND AIR CONDITIONING

- ◇ DHW 100L wifi HTW wall heat pump
- ◇ 200L solar panels for pool water heating.
- ◇ Installation of air conditioning in the living room and bedrooms.

## CARPENTRY

- ◇ Armored skid door, with weather-friendly exterior panel.
- ◇ White enamelled interior doors, with key lock system and handles in stainless steel.
- ◇ White enamelled sliding doors embedded in the walls of the sanitary facilities, hallway and laundry/pantry.
- ◇ Bedroom wardrobes with white enamelled wooden sliding doors with moulding drawer with built-in stainless steel handles and stainless steel rod and with LED light with sensor.



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◇ Hallway and living room cabinets in slatted wood Natural oak, panel in slatted wood Natural oak in the entrance hall and door in wooden slatted Built-in with a lock system with magnet for access to the laundry.

#### KITCHENS

◇ Cabinets in water-repellent sheet, white color with stainless steel baseboard, cabinet with refrigerator, oven and built-in microwave, with stainless steel baseboard.

◇ Light-coloured doors and drawers, with blumotion system (damping on closing).

◇ Stone countertop or similar

◇ Equipped with:

◇ Built-in oven

◇ Built-in microwave

◇ Induction hob

◇ Cooker hood

◇ Built-in combined refrigerator

◇ Built-in dishwasher

◇ Teka Sink – Ref.a BE LINEA RS15 50.40

◇ Chrome plated mixer

#### SANITARY WARE AND TAPS

◇ Sanindusa wall-hung toilets and bidets, Urby model.

◇ Chrome faucets.

◇ Chrome showerheads

◇ Sanindusa washbasins, Plan 75 and Sanibold 48x40 models.

◇ Sanindusa bathtub, Aveiro model.

◇ Sanindusa shower tray, Piano model.

◇ Cabinet with drawers enamelled in white.

#### GARAGE

◇ Single or double numbered parking for each apartment, with pre-charger installation for hybrid or electric vehicles, with motor and

automatic control with camera for license plate reading. And light sensor at the gate garage access.

◇ Individual storage rooms for each housing unit, with certified fire door.

◇ Walls covered with stucco designed with water paint of color to be defined.

◇ Compartment for the collection of urban solid waste deposits, with pavement

Anti-slip ceramic and coated walls of ceramic material and faucet for washing.

Ideal for those looking for a quality investment in a city environment, this development also offers proximity to restaurants, shops, hospitals, pharmacies, public transport and schools.

Are you curious?

Come and see this magnificent development...

You can count on the professionalism of our team, at all stages of the process.



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Book your visit now!

Rika Kaza - AMI: 19631

Website: <https://www.rikakaza.com>

E-mail: [info@rikakaza.com](mailto:info@rikakaza.com)

## Property Features

- Air conditioning
- Laundry
- Video entry system
- Equipped kitchen
- Pool
- Proximity: Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools
- Built year: 2024/25
- Private condominium
- Closed Garage
- Open Space Kitchen
- Central location
- Gym
- Lift
- Automatic irrigation
- Mains water
- Alarm pre installation
- Dishwashing machine
- Fitted wardrobes
- Bomba de Calor
- Garden
- Automatic watering system
- Floors: 3
- Parking lot
- Electric garage gate
- Views: Sea views, Mountain views, City view, Pool view, Garden view
- Security door
- Double glazing
- Balcony
- Water Tank
- Main drainage



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