



São Martinho - Penthouse



3	4	239,9			790 000 €
Bedrooms	Bathrooms	Area (m²)	Garage	Swimming Pool	(EUR €)

Penthouse T3

New building in the heart of São Martinho with construction scheduled to start in October 2024, divided into five blocks, with various amenities such as a communal swimming pool, gym, garden, children's playground, single or double garage for fractions and storage room.

This penthouse consists of 3 suites with built-in closets, private bathroom and all of them with direct access to the outside.

The kitchen, equipped with built-in oven, built-in microwave, induction hob, extractor fan, built-in combined refrigerator, built-in dishwasher from Teka, all in an open space concept with the living and dining room with direct access to the large exterior.

Social bathroom and laundry space.

Map of finishes:



Ricardina Santos

+351 963 934 290 ² · +351 291 771 264 ¹

ricardina.santos@rikakaza.com

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

R. Cónego António Félix 14A,
AMI 19631

¹ (Call to national fixed network) | ² (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 enterprise.
- ◇ 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 irrigation system, with use and water collection tank from the levada and rainwater storage tank.
- ◇ Elevators with capacity for 6 people.

INTERIOR

- ◇ Fire partitions and common areas in double walls, with acoustic insulation between fires 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 coated with engineered stucco, finished with white CIN VinylMatt anti-fungal paint.
- ◇ 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 – ceramic mosaic floors and walls (large)

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 stainless steel handles.
- ◇ White enamelled sliding doors built into the walls of the toilets, hallway and laundry/pantry.
- ◇ Bedroom wardrobes with white enamelled wooden sliding doors with moulding drawer bar, with built-in stainless steel handles and stainless steel rod and with LED light with sensor.
- ◇ Cabinets in the hallways and living room in natural oak wood slats, Natural Oak wood slatted panel in the entrance hall and built-in wooden slatted door with magnet lock system for access to the laundry room.

KITCHENS

- ◇ Cabinets in water-repellent sheet, white color with stainless steel baseboard.


Ricardina Santos

+351 963 934 290 ² · +351 291 771 264 ¹

ricardina.santos@rikakaza.com

T +351 963 934 290 ² · T +351 291 771 264 ¹ · E info@rikakaza.com
**R. Cónego António Félix 14A,
AMI 19631**
¹ (Call to national fixed network) | ² (Call to national mobile network)



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

◇ Stone countertop or similar

◇ 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

◇ Numbered single or double parking for each apartment, with pre-installation for charger for hybrid or electric vehicles, with motor and automatic control with camera for license plate reading. And light sensor at the garage access gate.

◇ 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 non-slip ceramic flooring and walls covered with ceramic material and tap 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.

Completion of works scheduled for the first quarter of 2026.

Are you curious?

Come and see this magnificent apartment...

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

Book your visit now!

Rika Kaza - AMI: 19631

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

E-mail: info@rikakaza.com



Ricardina Santos

+351 963 934 290 ² · +351 291 771 264 ¹

ricardina.santos@rikakaza.com

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

**R. Cónego António Félix 14A,
AMI 19631**

¹ (Call to national fixed network) | ² (Call to national mobile network)



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
- Views: Sea views, Mountain views, City view, Pool view, Garden view
- Security door
- Double glazing
- Balcony
- 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
- Solar orientation: North, South
- Central location
- Gym
- Lift
- Energetic certification: A
- Water Tank
- Main drainage



Ricardina Santos

+351 963 934 290 ² · +351 291 771 264 ¹

ricardina.santos@rikakaza.com

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

**R. Cónego António Félix 14A,
AMI 19631**

¹ (Call to national fixed network) | ² (Call to national mobile network)