



# ELYSIUM ESTATES

A place or state of ideal happiness



## 2 Bedroom, 2 Bathroom Apartment with Pool in Cabanas

Ref: V0730

Price: €230,000

This ground floor apartment sits on a tree lined street within easy walking distance of the Ria Formosa and the beach boats in Cabanas. It has 2 bedrooms, 2 bathrooms and a large, open plan living and dining area. The condominium benefits from a swimming pool with a sun bathing terrace. It is ideal for permanent or holiday living.



Este apartamento no rés do chão fica numa rua arborizada a uma curta distância a pé da Ria Formosa e dos barcos da praia de Cabanas. Ele tem 2 quartos, 2 casas de banho e uma ampla sala de estar e jantar em plano aberto. O condominium benéfica de uma piscina comum. O apartamento é ideal para habitação permanente ou de férias.







**Entrance** **2.5m<sup>2</sup>**

With video entry phone and alarm

**Living/dining area** **26.5m<sup>2</sup>**

Large living space with dining area and floor to ceiling patio doors to a large west facing terrace

**Kitchen** **7.9m<sup>2</sup>**

Fitted kitchen with wooden units and grey granite worktops and integrated appliances and patio doors to front, west facing terrace

**Bedroom** **13.0m<sup>2</sup>**

Double bedroom with fitted wardrobes and glass doors to an east facing terrace. Air conditioning



**Ensuite** **4.3m<sup>2</sup>**

With shower cubicle and a wash basin set into a vanity unit, WC and bidet. Fully tiled

**Bedroom2** **12.4m<sup>2</sup>**

Double bedroom with fitted wardrobes and glass doors to an east facing terrace. Air conditioning

**Bathroom** **3.2m<sup>2</sup>**

Fitted bath with shower over, wash basin set into a vanity unit, WC and bidet. Fully tiled.

**Heating/Air conditioning**

Air conditioning inverters throughout for both heating and cooling

**Garage** Unallocated underground parking

**Communal swimming pool**

With large terraced area for sunbathing and relaxing



**Utilities: All mains**

**Energy Rating: C**

**Build Area: 82.0m<sup>2</sup>**

**Terraces 25.0m<sup>2</sup>**

**Other information:**

- IMI Property tax €450 p.a.
- Condominium charge €900 p.a.
- Double glazing throughout and alarm system
- Walking distance to the beach and local restaurants



**Year of construction: 2007**

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