



## Lagos - Apartment



2

Bedrooms



2

Bathrooms



124

Area (m<sup>2</sup>)

Swimming Pool

495 000 €

(EUR €)

### New 2-bedroom flat in excellent quality

Welcome to this newly built, very high quality 2 bedroom flat in a central location, only 15 minutes walk from the old town of Lagos. A popular, large supermarket, cafés and a private hospital are in the immediate neighbourhood.

As you approach the building from the freely usable car park, you immediately notice the pretty little garden with palm trees in front of the entrance area.

Upon entering the stairwell, a high-quality and solid impression of the construction is instantly felt. This offered flat is located on the first floor.

The flat itself has a well sized living and dining room with an open-plan kitchen. From this area you have access to a balcony (just under 30 square metres), which is connected to both bedrooms. The hallway leads you from the living area past the master bedroom with built-in wardrobe and en-

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suite bathroom. Further on, you reach another bathroom with shower and the second bedroom, also with fitted wardrobes.

We were impressed by the attention to detail and the remarkable quality during our visit.

For example, the doors to the bedrooms and the wardrobe doors are ceiling-high. This gives the property an elegant and very bright impression. Furthermore, some of the ceilings are elegantly suspended and fitted with direct and indirect lighting.

Only high-quality brand-name appliances are installed in the kitchen.

The showers in the bathrooms are walk-in and have an additional fixed shower head in the form of a "rain shower". The Grohe brand is predominantly used in the bathrooms.

All the tiles stand out with their exquisite pattern and unusual rectangular and extremely large dimensions.

The air conditioning units are integrated directly into the suspended ceiling in all rooms so that the machines are not so visually prominent, i.e. they are not mounted on the wall.

All rooms are equipped with underfloor heating and the thermal (and acoustic) insulation as well as the sliding doors to the balconies are of high quality. In this way, the indoor climate can be pleasantly regulated at any time of year.

To reduce energy costs and contribute to sustainability, a solar system has been installed on the roof.

Objective proof of the subjectively excellent impression of the building quality is consequently provided by the energy performance certificate class A+.

Other features of the apartment include a central vacuum cleaning system, centralised opening and closing of the blinds for the entire flat, a safe in one of the wardrobes and a security entrance door.

The building itself has a basement with private parking spaces. One parking space is allocated to this flat and is included in the price.

Finally, there is another highlight on the roof of the building: a communal pool is available here. You can also see the sea from here.

Overall, this is a remarkably high-quality flat in an equally high-quality development in a central location where you can manage all your essentials without a car.

Contact us for further details or arrange a viewing appointment directly!



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## Property Features

- Underfloor Heating
- Washing machine
- Air conditioning
- Fitted wardrobes
- Pool
- Built year: 2023
- Kitchenette
- Video entry system
- Double glazing
- Electric garage gate
- Parking space
- Security door
- Solar orientation: North, South
- Equipped kitchen
- Dishwashing machine
- Central vacuum system
- Safe
- Proximity: Beach, Golf course, Shopping, Restaurants, Hospital, Pharmacy, Public Transport, Schools
- Private condominium
- Views: Village view, Urbanization view, Garden view
- Lift
- Electric shutters
- Central location
- Solar heating
- Energetic certification: A+
- Balcony



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