





YOU DESERVE YOUR WELL BEING.

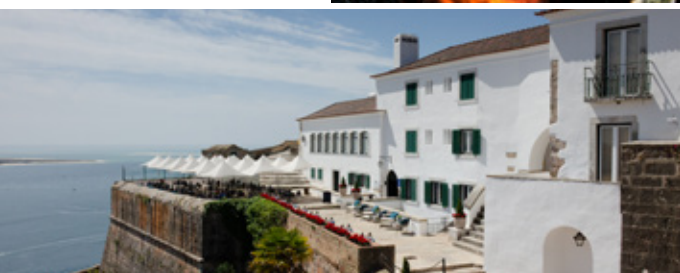
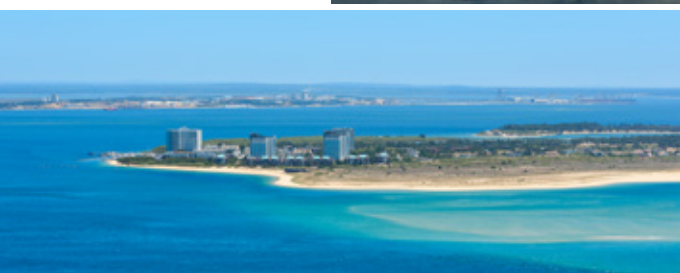
Housing a duplex apartment with 90 square meters in the city that owns some of the most beautiful Portuguese beaches and "Serra da Arrábida", it is a privilege.

Living in a 19th century building, rehabilitated to provide all the

comforts of modern life, is an exclusivity. Even more, when it is inserted in a historical center full of life and points of interest.



But, as some say, true joy, is to be able to wake up on a Saturday early in the morning, to listen the kid's laughter having fun in the swimming pool and in the garden with 100 square meters. Then, set foot on the path, greeting the neighbours and in less than 10 minutes, buying your own lunch, a very fresh sea bass, in one of the most emblematic fish markets in Portugal.



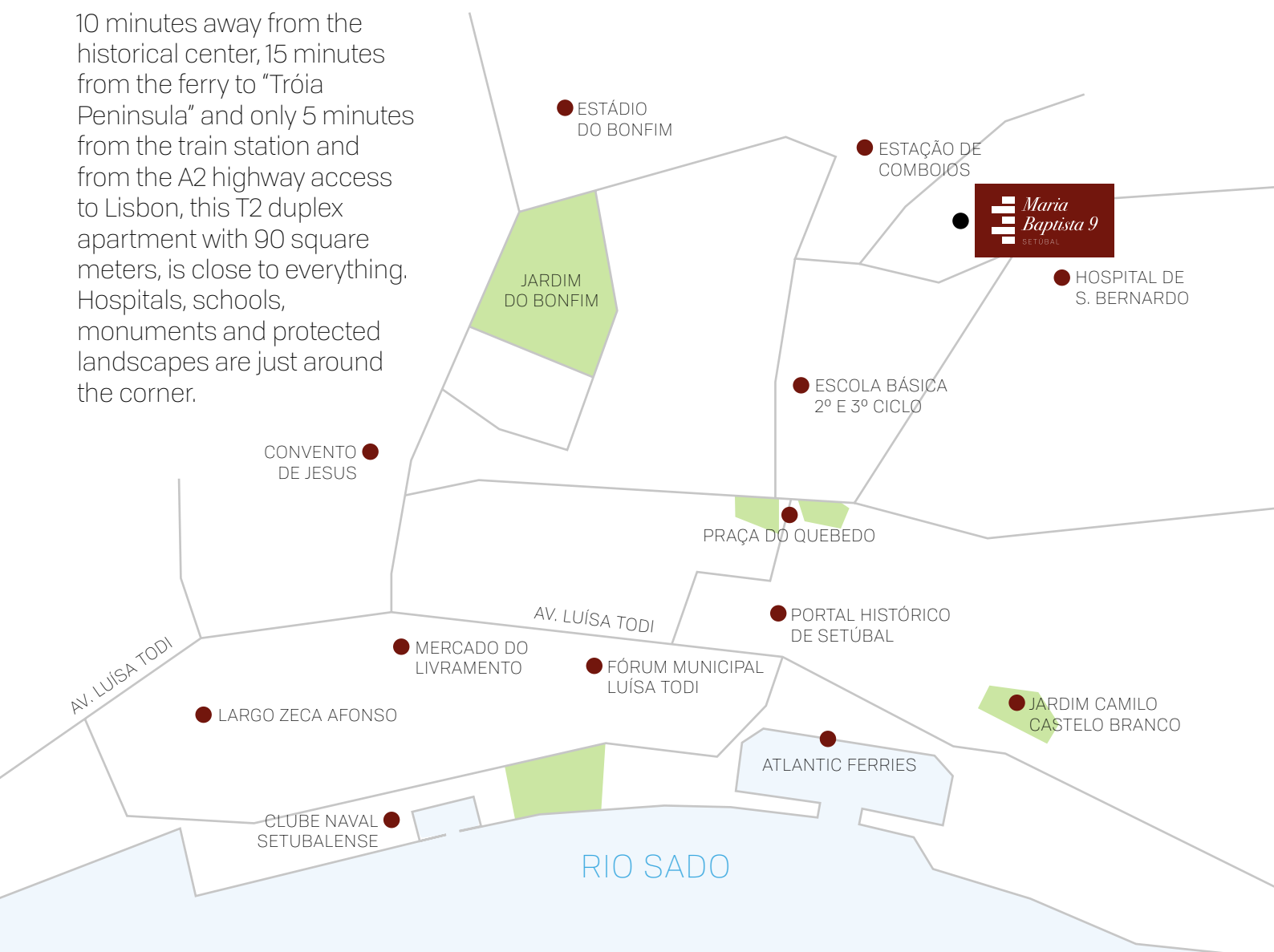
SETÚBAL.

SUN, OCEAN, GASTRONOMY AND ACCESSIBILITY.

Afterwards, to escape the hottest hour, seek refuge in the green of Serra da Arrábida and finish your day with a breathtaking sunset contemplating Tróia Peninsula, the Sado estuary, cradle of life and biodiversity, while enjoying the regional gastronomy of Setúbal city, always in foreground.

After all, the greatest joys of life should not only be savoured, they also distinguish those who best appreciate them. That's what we invite you to do. Come and taste a "muscatel wine" and visit Maria Baptista 9, your new address with quality of life.

10 minutes away from the historical center, 15 minutes from the ferry to “Tróia Peninsula” and only 5 minutes from the train station and from the A2 highway access to Lisbon, this T2 duplex apartment with 90 square meters, is close to everything. Hospitals, schools, monuments and protected landscapes are just around the corner.



WALKING DISTANCE

- Setubal Historic center and traditional commerce area
- Av. Luisa Tody – best typical restaurants
- Ferry boat to tróia
- Train station
- São Bernardo hospital
- Livramento fish market



NEAR BY

- Forte São Filipe (Setúbal castle)
- Highway A2 way out to Lisbon
- Sta. Maria da Graça church
- Sado river with resident dolphin social group
- Sado river sightseeing tours and dolphin watch



NEAR SETÚBAL

- Serra da Arrábida
- Figueirinha, portinho da Arrábida and Galapinhos, recently distinguished as the best European beach
- Tróia Peninsula, Carvalhal beach, Azeitão village and Alcácer do Sal city



This rehabilitation project of a property that dates from the end of 19th century, still preserves the original trait, which gives it a great charm and integrates it into the whole of the historic center.







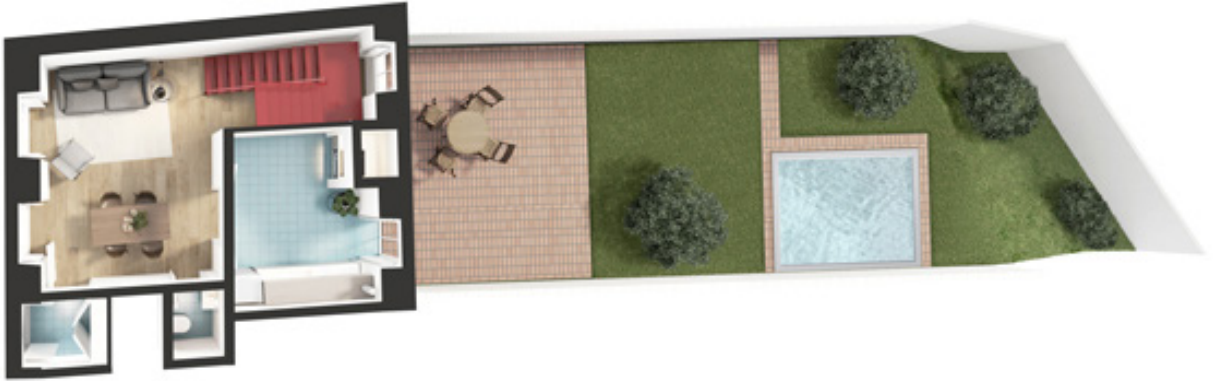


Maria Baptista 9, the place where your dreams live.

Imagine that, to a rehabilitated building from the 19th century, we added a garden of 100 square meters with a swimming pool, a space specially designed to provide privacy and quality of modern live in line with the historical legacy that the project preserves.

Now, you can see yourself living this dream with those you like most, because it is within the reach of your reality.

Floor 0



Floor 0 - Interior



Floor1 - Interior



Units

2



Rooms

T2



Floor 0 (interior) + Floor 1

90 m²



Garden

100 m²

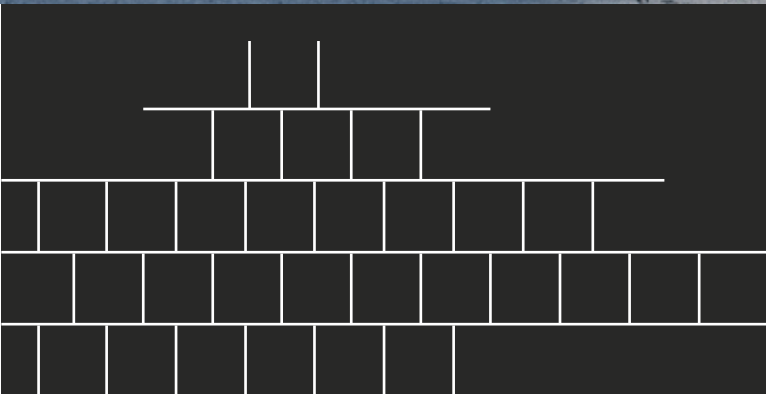


MATERIAL SPECIFICATIONS

- Sanitary ware **ROCA**
- Faucets and shower – **BRUMA**
- Ceramic hob, extractor, electric oven, washing machine, dishwasher and refrigerator combo - **TEKA**
- Rooms and living rooms - Solid pine flooring with varnishing
- Bathroom – **AZULIMA** Hydraulic mosaic applicable on the floor and **AZULIMA** semi-manual azulejo applicable on the walls.
- Kitchen – **AZULIMA** Hydraulic mosaic applicable on the floor and **AZULIMA** semi-manual azulejo applicable on the walls.
- External area - handmade solid ceramic brick floor
- Wooden doors and flags in white lacquered
- Wooden window frames in white lacquered with double glass and shutters – **SCHUSS**



*Maria
Baptista 9*
SETÚBAL



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