



MM104/24FOZ/AMI

Reference

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## Aldoar, Foz do Douro e Nevogilde - Development



Garage



Swimming Pool

1 982 560 €

(EUR €)

## Condominium | New Construction | Foz | Luxury | Garden | Swimming Pool | Beach

T4 duplex, with private entrance and private pool, integrated in a building with total tranquility and security, in Foz do Douro (Nevogilde), one of the most privileged areas of the City of Porto.

Unique location with excellent accessibility, two minutes from the terraces and restaurants by the sea, from the waterfront of Av. Montevideo and Av. Brasil, close to Matosinhos beach and in the vicinity of Parque da Cidade.

The building is located on a street at the intersection with Avenida da Boavista, a few minutes from Castelo do Queijo, with good accessibility: public transport (future metro-bus, several bus lines within a radius of 300m); main exits of the city (A4, A28, A1) and Francisco Sá Carneiro Airport is 12km



Ana Meneses

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away.

In the vicinity of the best public and private colleges and schools (CLIP, French School, Nossa Senhora do Rosário College, Garcia de Orta Secondary School, Tangerina, Eurytmhia,...), as well as the Foz campus of the Catholic University of Portugal. Easy access to hospitals (CUF, Lusíadas, CUF Institute, Pedro Hispano, Santo António), as well as having clinics and several pharmacies within a radius of 500m. Gyms, studios, spas, treatment centers and sports venues in the vicinity.

The location allows quick access to the cultural centres of the Serralves Foundation, Casa da Música, Cupertino de Miranda Foundation In the vicinity are some of the most exclusive shops, boutiques and concept stores, along with restaurants, cafes, terraces, shops and various services. Supermarkets (Continente, Pingo Doce) and traditional and gourmet shops (Mercado da Foz, among others). NorteShopping and Shopping do Bom Sucesso are within a 5-minute distance.

With contemporary architecture, it guarantees the perfect symbiosis between the volume and the surroundings. All fractions are large and with outdoor spaces.

It is a gated community, with 8 exclusive apartments, all with independent entrance, gardens, balconies, terraces and six of them with private pool.

The apartment has its habitability divided into two floors.

On the ground floor the entrance is through a patio. Here are the social and service spaces, living room, guest toilet, equipped kitchen and laundry. The large garden and pool access can be made from the living room or the kitchen.

On the lower floor there is a private area with four suites with marble bathrooms. Two of the suites have a walking closet, and the other two, built-in wardrobes. All of them have access to outdoor patios.

In this way, the private character of the apartment is privileged, compared to the other apartments in the building and facing Avenida da Boavista.

The closed garage is located on the -2 floor. and with four parking spaces. The apartment's private/exclusive elevator is accessible from inside the garage.

In the interiors, the selected materials are distinguished by sobriety and functionality.

Wooden floors, marble-covered bathrooms, lacquered carpentry and minimalist aluminum frames. The walls painted in matte white bring versatility and luminosity to the interior spaces.

The energy solutions were designed to highlight the balance between efficiency, comfort and sustainability. In addition to the care in the selection of construction materials, special importance was given to the details that allow to improve the daily lives of users.

Outside, the creation of spaces for private use of each apartment was a preponderant part in the development of the project. In this case, the garden, balconies and outdoor patios where the use of natural materials invite you to enjoy the outdoors at any time of the year.



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Energy certification: A+

For more information, our team is at your disposal!

## Property Features

- Heating
- Equipped kitchen
- Fitted wardrobes
- Proximity: Beach, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Playground
- Built year: 2025
- Private condominium
- Terrace
- Electric shutters
- Garage
- Pantry
- Views: Sea views, City view
- Quiet Location
- Energetic certification: A+
- Security door
- Heat pump
- Dishwashing machine
- Walk-in wardrobe
- Pool
- Floors: 2
- Balcony
- Double glazing
- Lift
- Electric garage gate
- Laundry
- Central location
- Walking distance to beach
- Video entry system



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