



MM108/24CAN/AMI

Reference

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## Canidelo - Development



Garage

**545 000 €**  
(EUR €)

## New Construction | T2 to T5 | Balcony | Terrace | Garage | Beach | Seca do Bacalhau | Canidelo

Gated community with 2 to 5 bedroom apartments, distributed in two buildings on the south bank of the Douro River and by the sea, in Vila Nova de Gaia.

Located in an idyllic place, the buildings have around them a set of unique features and facilities that make it different from any other development.

Bike path and seaside/riverside walkway 1 min walk. Flanked by the Douro Estuary Nature Reserve and the beach of Cabedelo do Douro, with the S. Paio Park (Gaia City Park) and the Washers Park, 100m away. Several beaches at 300m (4 min walk);



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**AMI 14355**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



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Good accessibility. Public Transport/Bus at 500m (6min walk), access to the A1 at 5.5km (9min by car), Porto City at 5.5km (10min by car). Francisco Sá Carneiro Airport at 18km (18min by car), Port of Leixões Cruise Terminal at 14km (19min by car), Marina de Gaia at 2.5km (4min by car).

Area with services and commerce: restaurants at 600m, Hypermarkets (Auchan, Pingo Doce and Continente) at 1.5 km (4 min by car); Shopping Centres (Arrábida Shopping, Gaia Shopping) at 5.8km (11 min drive); Petrol Stations 2km away (5 min by car); CTT at 1.5km (4 min by car), Gyms at 1km (3 min by car) and sports clubs (Sport Clube Canidelo at 2.6km and Clube Natação Onda Azul at 8.2km).

Proximity to Health services: Hospital da Luz Arrábida at 4.8km (10 min by car); and Pharmacies 1.5km away (4 min by car).

Proximity to schools: Lavadores Elementary School 1 km away (12 min walk) and Canidelo Secondary School 3.5 km away (7 min by car), among others.

Superior quality finishes, namely:

- Floors of the houses in oak wood (social area, circulation and bedrooms), multilayer with a final layer of noble wood, ceramic and/or Estremoz marble (also on the walls of water areas). Ceramic deck in outdoor areas.
- Kitchens with top in Black Angola Granite or Estremoz Ruivina Marble and appliances (BOSCH or equivalent): ceramic hob, oven, microwave, dishwasher and combined fridge
- ROCA sanitary ware or equivalent, OLI flushing systems (or equivalent), extra-flat acrylic shower base/flat bathtub (ASD or equivalent). single-lever taps (PERLA or equivalent), heated towel rail and mirror.
- Heating and cooling by multisplit system (LG or equivalent)
- Heat pump for heating sanitary water (Ariston or equivalent)
- Aluminum frames with thermal cut, lacquered finish, double glazing and thermal sun protection.
- Security doors (housing), fire doors (stairs and basements), Fire and Carbon Monoxide Detection system (garages) and fire fighting system (common areas)
- Color video intercom;
- Quiet, smooth and energy-efficient electric lift
- Common outdoor space with water mirror, children's playground and living/leisure areas

Virtual images may not correspond to the typology presented. Prices dependent on availability

For more information, our team is at your disposal.

Energy certificate: A



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## Property Features

- Air conditioning
- Equipped kitchen
- Walk-in wardrobe
- Garden
- Floors: 1
- Balcony
- Electric shutters
- Garage
- Drive way
- Views: City view, Urbanization view
- Frontline property
- Energetic certification: A
- Security door
- Heat pump
- Fitted wardrobes
- Proximity: Beach, Golf course, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Playground
- Built year: 2024
- Private condominium
- Double glazing
- Lift
- Electric garage gate
- Laundry
- Quiet Location
- Walking distance to beach
- Video entry system



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