



MM108.D22/24CAN/AMI

Reference

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## Canidelo - Apartment



4

Bedrooms

4

Bathrooms

214,7

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

Garage

710 000 €

(EUR €)

### 4-bedroom Apartment | Canidelo | New | Balcony | Garage | Beach

A renovated 4-bedroom apartment with balconies on two of the three sides, integrated into a building on the south bank of the Douro River and near the sea, in Vila Nova de Gaia.

Situated in an idyllic location, the buildings have unique characteristics and amenities that set them apart from any other development.

Bike path and seaside/riverfront promenade just 1 minute walk away. Surrounded by the Douro Estuary Natural Reserve and Cabedelo do Douro beach, with S. Paio Park (Gaia city park) and Lavadores Park 100m away. Several beaches within 300m (4 min walk);

Good accessibility. Public Transport/Bus stop 500m away (6 min walk), access to A1 motorway 5.5km away (9 min drive), Porto city center 5.5km away (10 min drive). Francisco Sá Carneiro Airport

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18km away (18 min drive), Leixões Cruise Terminal 14km away (19 min drive), Gaia Marina 2.5km away (4 min drive).

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

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

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

Common room, kitchen, and laundry room with access to the balcony. Guest toilet. Two suites, two bedrooms, and three full bathrooms (two for the suites, one for two bedrooms).

Three parking spaces and storage room in the basement.

Top-quality finishes, including:

- Oak wood flooring in living areas, hallways, and bedrooms, multilayer with a top layer of noble wood, ceramic and/or Estremoz marble (also on water area walls). Ceramic deck on outdoor areas.
- Kitchens with Angola Black Granite or Estremoz Ruivina Marble countertops and appliances (BOSCH or equivalent): ceramic hob, oven, microwave, dishwasher, and fridge/freezer.
- Sanitary ware from ROCA or equivalent, OLI flushing systems (or equivalent), extraplan acrylic shower base/flat bathtub (ASD or equivalent). Single-lever faucets (PERLA or equivalent), heated towel rails, and mirror.
- Heating and cooling by multisplit system (LG or equivalent)
- Heat pump for domestic hot water (Ariston or equivalent)
- Aluminum frames with thermal break, lacquered finish, double glazing, and thermal solar protection.
- Security doors (residential units), fire doors (stairways and basements), Fire Detection and Carbon Monoxide Detection systems (garages), and fire-fighting system (common areas)
- Color video intercom;
- Quiet, smooth, and energy-efficient electric lift
- Common outdoor space with water feature, playground, and leisure/sitting areas

Virtual images, may not correspond to the presented typology. Prices subject to availability

For more information, our team is available.

Energy certification: 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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