



MM131.M4.R/24VNG/AMI

Reference

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## Canidelo - Apartment



 2  
Bedrooms

 2  
Bathrooms

 115,8  
Area (m<sup>2</sup>)

  
Garage

**460 000 €**  
(EUR €)

## T2 Apartment | New | Luxury | Douro Marina | Gaia

T2 apartments integrated into a development located in a sheltered, elevated area next to the Douro River.

The T2 apartments are characterized by their spacious and balanced areas, with access to a common balcony offering panoramic views of Porto city and the Douro River.

When located on the ground floor, they provide the convenience and contact with nature you've always dreamed of. Here, apartments of this type benefit from a large private terrace, common to all rooms of the house. Some T2 units have a private pool.

Areas up to 119.8 m<sup>2</sup> 1 Parking space 1 Storage room



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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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Close to Porto and Gaia, the project encompasses the advantages of living in the city while keeping you away from its busiest areas. The location is a retreat, in a quiet and safe area surrounded by nature and close to schools, parks, and supermarkets.

You get the best of beach life, countryside, and city atmosphere, all in one place.

Located less than 15 minutes from the center of Porto and Gaia, it benefits from proximity to everything you need on a daily basis without sacrificing the comfort of having private parking and the liberating feeling of living in a quiet place where nature prevails.

The development consists of 4 buildings of 5 floors + Recuado. With a total of 157 apartments, the typologies range from T1 to T5, featuring fully equipped kitchens and spacious balconies with panoramic views. Some apartments have a terrace with a private pool or jacuzzi.

All apartments have private parking spaces in the garage of their building.

In addition to these aspects, the development incorporates essential elements for a comfortable family life. Residents will have access to the garden and common playground for the buildings, contributing to a greater sense of community and interaction among families.

Finishes in the apartments:

Oak wood and ceramic floors

Closets with linen melamine interior

Kitchen cabinets in lacquered hydrophobic MDF

Angola Black Granite kitchen countertop

Appliances: Ceramic hob, oven, microwave, integrated extractor hood; Bosch dishwasher and refrigerator;

Bathrooms with GEBERIT sanitary ware, lacquered hydrophobic MDF furniture, LED lighting in coving and projectors, mirror, electric towel rail

Finishes in exterior and common areas:

Ceramic floors and walls

Spruce wood ceilings

Guardrails, pergola

Automatic garage gate

Security door

Aluminum frames with thermal break and double glazing with solar and thermal protection.

Electric aluminum exterior blinds

Floor-to-ceiling interior doors

Porcelain stoneware flooring and baseboards

Motion sensor lighting

Class A electric elevator (8 people)

Garage floor in smoothed concrete

Virtual images. They may not correspond to the presented typology.



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## Property Features

- Air conditioning
- Heat pump
- Fitted wardrobes
- Proximity: Beach, Golf course, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Playground
- Built year: 2026
- Private condominium
- Terrace
- Electric shutters
- Garage
- Drive way
- Views: Marina view, River view, City view
- Walking distance to beach
- Domotics
- Security door
- Thermoaccumulator
- Equipped kitchen
- Walk-in wardrobe
- Garden
- Floors: 1
- Balcony
- Double glazing
- Lift
- Electric garage gate
- Laundry
- Quiet Location
- Energetic certification: A
- Video entry system
- Parking space



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