



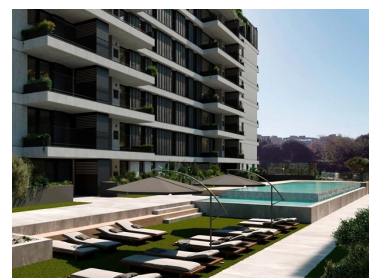
MM199.13.AG/24PRT/AMI

Reference

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## Ramalde - Apartment



3

Bedrooms

3

Bathrooms

168

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

Garage

Garage

Swimming Pool

Swimming Pool

445 000 €

(EUR €)

### 3 Bedroom Apartment | Swimming Pool | Park | Balcony | Garage

3 bedroom apartment with balcony and garage. Living room with open space kitchen and access to the balcony. BBQ on the balcony. Laundry. Social toilet. Private area with a suite and full bathroom, two bedrooms and a bathroom. All bedrooms have wardrobes.

The development has an outdoor space with a swimming pool, lounge areas, a playground and a children's playground. Inside, there is a party/social room, gym and changing room.

Garages are closed and parking for reduced mobility is available.

Floating laminate floors. Ceramic bathroom and Porcelanosa crockery. Collective elevators. Pivoting and sliding carpentry doors. LED lighting. Air conditioning. Installation of A/C by duct in the social area and splits in all rooms. Heating of sanitary water through a heat pump system. Apartments

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



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equipped with video intercom system. Electric stove in the living room. Motorized Blackouts

Enclosed garage with automatic gate. Stairwell with fire door for access to the upper floors.

Inserted in a private condominium, in a modern apartment complex, in a project with an excellent location in the city of Porto, between the urban sophistication and the natural serenity of the future Requesende Park. Quick accessibility, with direct access to the VCI and the Circunvalação.

Located in the vicinity of multiple commercial and service structures, schools (Pre-school Center at 2Km), universities (ISEP at 3Km, Fernando Pessoa University at 4Km) and hospitals (Veterinary Clinic at 1Km, Prelada Hospital and Boavista Health House at 2km, CUF at 4Km), as well as clubs and sports spaces (Prelada Park, Viso Bike Path and Skate Park, Golf Club – City Golf, Padel Club – Top Padel at 2Km), cultural and even beaches. The Metro station is less than a kilometre away. Casa da Música and Norte Shopping are 3 km away. Serralves, Foz Porto and City Park are 5 km away.

Deadline for completion of the work – March 2026.

Energy certification: A

## Property Features

- Heating
- Thermoaccumulator
- Dishwashing machine
- Pool
- Floors: 1
- Double glazing
- Garage
- Drive way
- Views: City view, Pool view, Garden view
- Quiet Location
- Energetic certification: A
- Security door
- Air conditioning
- Equipped kitchen
- Proximity: Golf course, Shopping, Restaurants, Hospital, Pharmacy, Public Transport, Schools, Playground
- Built year: 2026
- Private condominium
- Lift
- Electric garage gate
- Laundry
- Central location
- Solar orientation: North, East
- Video entry system
- Sealed land area



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