



MM347/24PRT/AMI

Reference

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## Cedofeita, Santo Ildefonso, Sé, Miragaia, São Nicolau e Vitória - Development



Garage

**372 000 €**

(EUR €)

### New Construction | Development | T2 and T3 | Terrace | Balcony | Garage | 5 October | Boavista

A new building, on Rua 5 de Outubro a few meters from the Rotunda da Boavista, the heart of the city of the City of Porto.

Around it there is a combination of residential, commercial and cultural spaces, which makes it one of the most dynamic and desired areas to live in.

Its centrality allows quick access to the various points of the city as well as to the peripheral areas, since it is close to many of the main arteries of the city, such as Avenida da Boavista and Rua Júlio Dinis and the exits of the city.

The area is exceptionally well served by public transport (Casa da Música metro station, several bus



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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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lines).

In addition to several residential buildings, there are also several offices, shops, hotels and restaurants and green and leisure spaces such as the rotunda garden.

The area is served by shops and restaurants (Shopping Cidade do Porto, cafes, bars, and various bakeries). As it is next to Casa da Música, there will always be a rich program of cultural events. There are several schools and educational institutions nearby, from primary schools to universities, such as the University of Porto. In the vicinity you will also find several clinics and hospitals (Hospital Lusíadas Porto, Hospital da Luz, Centro Hospitalar Universitário do Porto) as well as several pharmacies.

It is in this context that a new building appears on Rua 5 de Outubro. With 24 apartments (T1 to T3) spread over 6 floors, all with balconies or terraces. Parking space. The building has a common patio with a garden. In the RC there is also a commercial space with a large window to Rua 5 de Outubro.

Apartments with interiors are flexible and sober, exploring the textures of the materials for maximum comfort of the spaces.

Living room and bedrooms with oak flooring, masonry walls with painted plaster and exposed concrete ceilings

Kitchens furnished with cabinets: Interiors in melamine and exterior elements in thermolaminated plates, with backsplash and tops in Quartz (Silestone) and equipped (Bosch appliances or equivalent, including combined fridge, induction hob, extractor fan and oven)

Bathrooms with flooring: Marmocim (compacted marble mosaic) and porcelain stoneware walls.

Aluminum frames with thermal cut. Installation of air conditioning. Water heating by heat pump. Acoustic entrance door and flame arrester

Completion of the work scheduled for the end of 2024



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## Property Features

- Air conditioning
- Equipped kitchen
- Fitted wardrobes
- Garden
- Floors: 6
- With outdoor area
- Terrace
- Electric shutters
- Garage
- Electric garage gate
- Central location
- Orientation: Exterior
- Heat pump
- Wooden floor
- Proximity: Airport, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools
- Built year: 2024
- Private condominium
- Balcony
- Double glazing
- Lift
- Garage Spaces: 19
- Views: City view
- Solar orientation: East, West



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