



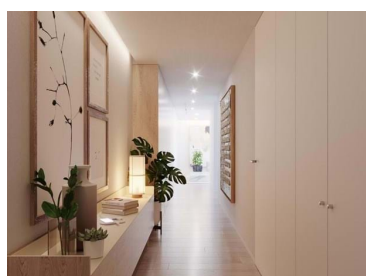
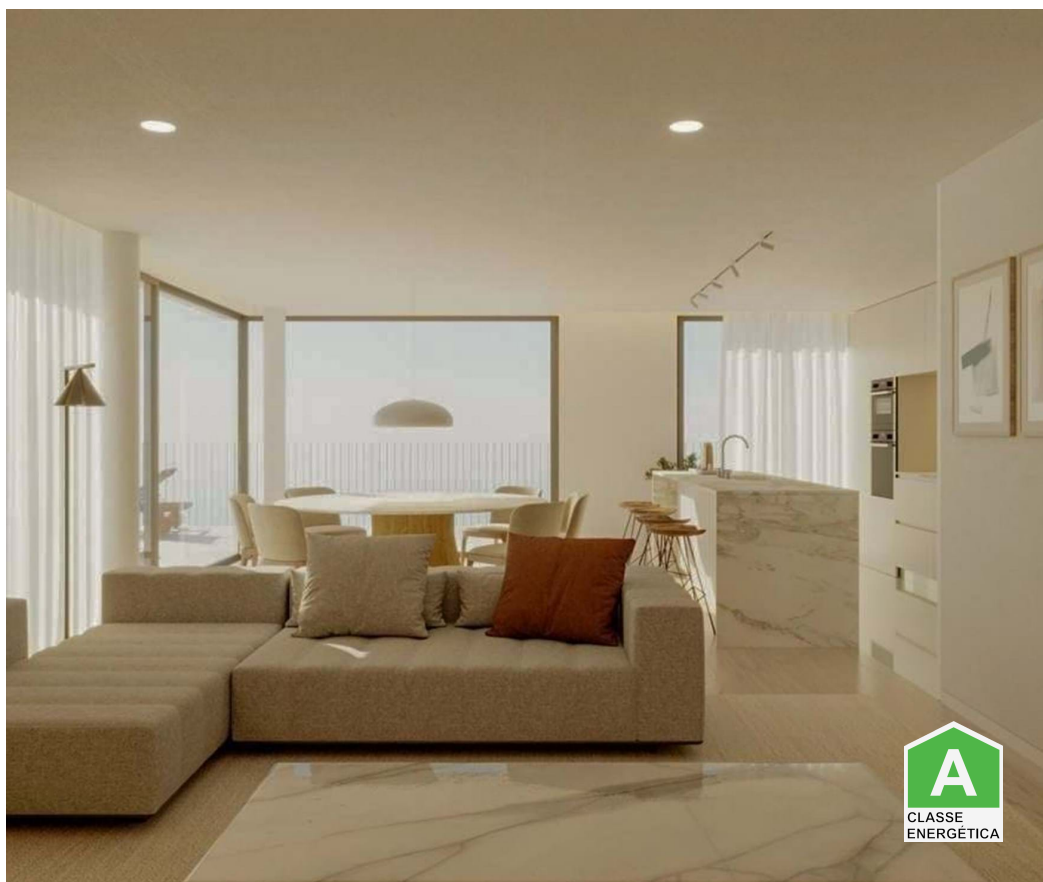
MM350.AD/24VNG/AMI

Reference

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## Canidelo - Apartment



2

Bedrooms



2

Bathrooms



102

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

Garage

**475 000 €**

(EUR €)

## 2 Bedroom Apartment | Balcony | Garage | Beach | Seca do Bacalhau | Canidelo

A 2 bedroom apartment with balcony in a new building in the Antiga Seca do Bacalhau on the south bank of the Douro River and by the sea, in Vila Nova de Gaia, overlooking the mouth of the Douro and the sea.

With SE solar orientation, located on the 3rd floor of the building, the apartment has access to a large balcony through the living room and bedrooms. Living room with open space kitchen. The private area includes a suite with a full bathroom and a bedroom with a bathroom. All bedrooms have fitted wardrobes.

Located in an idyllic place, the building has around it a set of unique features and facilities that make

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



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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);

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 final layer of noble wood, ceramic 60x60 Armani Calaccata Venattino. Ceramic deck in outdoor areas.
- Kitchens with Black Angola Granite or Compact White Quartz top and appliances (BOSCH or equivalent): ceramic hob, oven, microwave, dishwasher and combined fridge
- GBERIT sanitary ware or equivalent, extra-flat acrylic shower tray/flat bathtub (ASD or equivalent). single-lever taps (PERLA, GRECO or equivalent), heated towel rail and mirror.
- Heating and cooling by multisplit system (LG or equivalent)
- Heat pump for heating sanitary water (Aquapura 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

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

Energy certificate: A



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## Property Features

- Air conditioning
- Equipped kitchen
- Wooden floor
- Walk-in wardrobe
- Garden
- Floors: 1
- With outdoor area
- Double glazing
- Lift
- Garage Spaces: 1
- Laundry
- Quiet Location
- Uninterrupted views
- Orientation: Exterior
- Heat pump
- Dishwashing machine
- Fitted wardrobes
- Proximity: Beach, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Playground
- Built year: 2027
- Private condominium
- Balcony
- Electric shutters
- Garage
- Electric garage gate
- Views: Urbanization view
- Walking distance to beach
- Solar orientation: North, South, East, West
- Energetic certification: A



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