



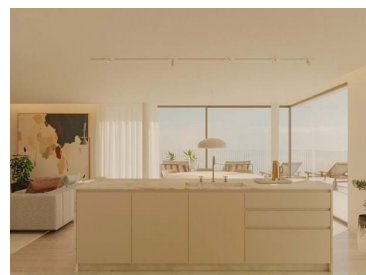
MM350.G/24VNG/AMI

Reference

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## Canidelo - Apartment



Bedrooms



Bathrooms

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

Garage

**525 000 €**

(EUR €)

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

A 3 bedroom apartment with balcony in a new building in Antiga Seca do Bacalhau on the south bank of the Douro River and next to the sea, in Vila Nova de Gaia, with views over Foz do Douro and the sea.

With SE/NE solar orientation, located in the RC of the building, the apartment has a balcony to the SE that is accessed from the living room and bedroom. The living room with open space kitchen with large window giving access to the balcony. The private area includes two suites with complete bathrooms and a bedroom with a bathroom. All bedrooms have 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
- 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
- Security door
- Adapted for wheelchair use
- Heat pump
- Dishwashing machine
- Fitted wardrobes
- Proximity: Beach, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Playground
- Access to people with mobility difficulties
- Floors: 1
- With outdoor area
- Double glazing
- Lift
- Garage Spaces: 1
- Laundry
- Quiet Location
- Uninterrupted views
- Orientation: Exterior
- Video entry system
- Adapted exterior access to the house



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