



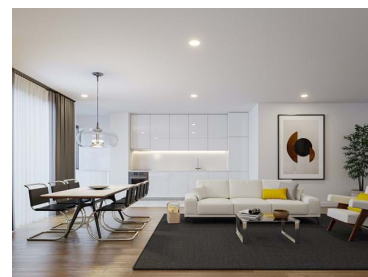
MM126B/25/FAN/SEI

Reference

Scan the QR code to view the property



## Fânzeres e São Pedro da Cova - Apartment



 **3**  
Bedrooms

 **2**  
Bathrooms

 **130**  
Area (m<sup>2</sup>)

  
Garage

**270 000 €**  
(EUR €)

### 3 Bedroom Apartment | Gondomar - Fânzeres | New Construction | Balconies

3 bedroom apartment, located on the 4th floor with a total area of 130.25m<sup>2</sup>.

Privileged location in Fânzeres just 350 meters from Estrada de D. Miguel with good road access, services and commerce in the vicinity.

The property offers a modern and functional design, standing out for its open-space layout,

Key features:

- Living room (with balcony)



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



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- Kitchen, which comes equipped with a hob, oven and extractor fan of the Teka brand or equivalent.

Three bedrooms:

- A suite with balcony.
- Two additional bedrooms
- Full bathroom
- Parking space for one car.

Finishes and Equipment:

- Thermal and acoustic comfort:
  - Gree air conditioning system or equivalent in the living rooms and bedrooms.
  - Heating of sanitary water through DHW Heat Pump.
  - Thermal façade on the outside (6 cm thick) type "Cappotto-Etics".
  - Aluminium frames with thermal break and double glazing.
- Interior
  - Interior swing doors up to the ceiling.
  - Suspended sanitary ware.
  - Interior lighting supplied and installed.
- Connectivity:
  - Video intercom with integrated Wi-Fi connection.

Completion Deadline:

The work is scheduled to be completed in August 2025.

For more information, please contact our team.

## Property Features

- Air conditioning
- Equipped kitchen
- Built year: 2025
- Balcony
- Electric shutters
- Garage
- Electric garage gate
- Video entry system
- Heat pump
- Fitted wardrobes
- With outdoor area
- Double glazing
- Lift
- Garage Spaces: 1
- Energetic certification: A
- Security door



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