



## 0 bedroom apartment in Vila Nova de Gaia (development with swimming pool)



### Agenten-Info

Name:	Vanessa
Name der Firma:	Estilo Intemporal
Firma:	Imobiliária
Land:	Portugal
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+351 (221) 161-946
Sprachen:	English, Portuguese
Webseite:	<a href="https://www.estilointemporal.com">https://www.estilointemporal.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 195,000

#### Standort

Land:	Portugal
Staat/Region/Provinz:	Porto
Stadt:	Vila Nova de Gaia
Adresse:	Oliveira do Douro
Veröffentlicht:	21.11.2024

#### Beschreibung:

Welcome to Magnólia City Park, a development that combines sophistication, comfort and proximity to nature in one of the most charming places in Vila Nova de Gaia. Inspired by the charm of the magnolias of the Lavandeira Municipal Park, this is the ideal place for those looking for a unique lifestyle, surrounded by natural beauty and privileged access to the city.

#### Project Highlights:

- Premium Location:
  - o 2 minutes drive from Avenida da República.
  - o 5 minutes from the center of Porto.
  - o Direct access to the VCI.
  - o Only 4 km from the Boavista roundabout.
- Comfort and Leisure: Exclusive pool and high quality finishes.
- Sustainability: A+ energy pre-certification.

#### About the T0 Apartment:



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With a modern and functional design, this apartment was designed to offer comfort and efficiency. It includes a private balcony that expands the spaces and offers pleasant views.

**Excellent Finishes:**

**Kitchen and Appliances:** SMEG equipment (DSN premium line) and Krypton by Porcelanosa worktops.

**Security and Technology:** DIERRE PRESTIGE HIBRY door with electronic lock and digital video intercom.

**Air conditioning:** Heating of sanitary water by heat pump and air conditioning with fan coils.

**Superior Insulation:** Frames with thermal break and double glazing, ensuring thermal and acoustic comfort.

**Luxury finishes:** Grohe taps, Geberit crockery with Rimfree system, Ribadão wood floors and Revigrés porcelain stoneware tiles.

This is the perfect place for those who value a contemporary lifestyle, with the synergy between the city and nature at their fingertips.

Don't miss this unique opportunity. Schedule your visit now!

Customer Focused, Results Oriented! - REF: 1301

Neu: Ja  
Gebaut: 2024

**Allgemein**

Badezimmer: 1  
Fertige m<sup>2</sup>: 42,5 m<sup>2</sup>

**Mietbedingungen**

Verfügbar ab:

**Kontaktinformation**

IMLIX ID: 1301

