



## NEW 3 bedroom apartments in Vila do Conde 1st Line of the Sea



### Info Agente

Nombre:	Salomé Teixeira
Nombre empresa:	ComprarCasa Famalicão/ Póvoa de Varzim
País:	Portugal
Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments
Teléfono:	
Languages:	English, Portuguese
Sitio web:	<a href="https://www.comprarcas.a.pt/famalicao">https://www.comprarcas.a.pt/famalicao</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 836,000

### Ubicación

País:	Portugal
Estado/Región/Provincia:	Oporto
Ciudad:	Vila do Conde
Dirección:	Vila do Conde
Publicado:	29/05/2024

### Descripción:

Luxury development located on the prestigious Avenida do Brasil, in Vila do Conde. This set of apartments, available in typologies T1, T2 and T3, represents one of the last investment opportunities on the beachfront of this charming city.

Main details that define it:

- Sea view
- Balconies
- Living room and kitchen in open space
- Automation
- Surveillance
- Lounge area
- Gymnasium
- Garage



The apartments offer a unique opportunity to experience the harmony between sea and land on a daily basis.

#### General Specifications:

- Landscaped spaces on the perimeter of the building
- Accessibility: Outdoor ramp for disabled people
- Facilities in common areas:
  - Wi-Fi
  - Multipurpose Space
  - Gymnasium
  - Video surveillance system

#### Finishes

##### -Exterior:

- Ventilated façade with thermal insulation, clad in Dekton (or equivalent)
- Exposed concrete balconies with Dekton flooring (or equivalent)
- Laminated glass guards
- Ladder and ramp clad with Dekton (or equivalent)
- Minimalist Cortizo anodised aluminium frames (or equivalent) with Saint-Gobain double glazing (or equivalent)
- Common Areas:

##### Ground floor:

- Pavement: Dekton (or equivalent)
- Cladding: Wood veneered MDF slatted panels
- Ceiling: Wood veneered MDF slatted panels

##### Hall of Floors:

- Pavement: Dekton (or equivalent)
- Coating: Dekton (or equivalent)
- Ceiling: Soundproofed plasterboard and paint

##### Gymnasium:

- Flooring: High Density Rubber with acoustic characteristics
- Wall: Painting and mirrors
- Ceiling: Soundproofed plasterboard and paint

##### Garage:



- Pavement: Concrete with surface hardener
- Wall: Exposed concrete
- Ceiling: Exposed concrete

## FRACTIONS

### Living Room, Circulations and Bedrooms:

- Flooring: Multi-layer wood flooring with a 3.3mm finish in oak wood (or equivalent)
- Finish: Wood veneered MDF and paint
- Ceiling: Soundproofed plasterboard and paint
- Cabinets: varnished wood veneered MDF and lacquered MDF with linen melamine interiors

### Kitchen:

- Cabinets: varnished wood veneered MDF
- Built-in appliances (Bosch or equivalent)
- Oven, induction hob, microwave, combi fridge, ceiling extractor fan, dishwasher
- Balcony island: Dekton (or equivalent)

### Sanitary Facilities:

- Pavement: Dekton (or equivalent)
- Ceiling: Water-repellent plasterboard with sound insulation and water-repellent paint
- Sanitary Parts: 1st quality suspended

Don't miss the opportunity to live in a space that combines comfort, modernity and quality of life.

Contact us for more information and reserve your place in this exclusive condominium.

### NOTE:

- If you are a real estate consultant, this property is available for business sharing.
- When visiting this property, please bring your identification document;

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REF: 261/A/03836

Nuevo: Sí  
Fabricado: 2025

### **Común**

Dormitorios: 3  
Baños: 4  
Pies cuadrados terminados: 153,7 m2

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: 261/A/03836

