



## 1 bedroom apartment in Rua da Alegria



### Information de l'agent

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Pays:	Portugal
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English, Portuguese
Site web:	

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 270,000

### Location

Pays:	Portugal
État/Région/Province:	Porto
Ville:	Porto
Adresse:	Bonfim
Soumis:	16/12/2024

### Description:

Discover the charm of this apartment under construction, scheduled for completion in the summer of 2025, located in the historic city of Porto.

With one bedroom and one bathroom, this property offers a total area of 80m<sup>2</sup>, with 65m<sup>2</sup> of apartment area plus 15m<sup>2</sup> of terrace area.

With class B energy certification, this property promises comfort and efficiency.

Building with only 4 apartments, one per floor, and served by elevator.

In the finishes we highlight:

### FLOORS

- Marmorite mosaic floor of type RMC, model to be defined, e=20mm, 60x60cm (common spaces);
- Multilayer oak flooring with a final layer of 5mm in solid wood, e = 13mm total, matte wax varnish finish;



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- Technical porcelain stoneware 60x120cm, PAVIGRÉS type, colour to be defined, with joint rectified and soft finish, (Bathrooms);
  - AMOP MONO K type stone chipboard slabs color to be defined, 58x38cm bush-hammered finish (Balconies and Terrace).

## WALLS

- Exterior walls in thermal block with thermal insulation and exterior cladding in Plazae in Ibiza Marble, with dimensions according to architectural project, applied with open joint;
- Interior finishing of exterior walls in plasterboard, to paint color to define;
- Interior partition walls of the fractions in dry areas in plasterboard for Paint in a colour to be defined, applied on a metal support structure, with insulation in rock wool;
- Interior partition walls of fractions in wet areas (Sanitary Facilities and kitchens) in water-repellent plasterboard to paint in a colour to be defined, applied on metal support structure, with rock wool insulation;
- PAVIGRÉS 60x120cm technical porcelain stoneware, colour to be defined, with gasket Rectified and soft finish, (Bathrooms)
- Panelled with semi-gloss lacquered finish (Common Areas and Entrance Hall of Fractions)

## CEILINGS

- Exterior ceilings in ETICS System with smooth acrylic mass finish of the type Sika Thermocoat Concrete
- Interior ceilings in wet areas (Sanitary Facilities and kitchens) in plaster water-repellent cardboard to paint in a colour to be defined, applied on a metal structure of backing, rock wool insulation
- Interior ceilings in dry areas in plasterboard to paint in a colour to be defined, Applied on a metal support structure, with rock wool insulation
- Interior ceilings in plaster designed to be painted in a color to be defined, to be applied on a slab of concrete (service areas)

## EXTERIOR OPENINGS

- Exterior openings glazed in a CORTIZO type aluminum frame system, Textured lacquered finish of colour to be defined, including all system hardware

## INTERIOR OPENINGS

- Security doors with reinforced structure and multi-point security lock, semi-gloss lacquered finish (Fraction Entry), including hardware with brushed stainless steel wire trimming
- Smooth doors covered with water-repellent MDF panels with a half-lacquered finish gloss (Interior Doors), including brushed stainless steel edge fittings

## CABINETS



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- All apartments have wardrobes with interiors in Melamine linen and exterior panels in MDF with a semi-gloss lacquered finish

## KITCHEN

- Cabinets in water-repellent MDF with semi-gloss lacquered finish and veneer oak, with integrated LED lighting
- Extremoz Marble countertops, with the supply of built-in sinks, built-in mixer and exhaust fan tap
- Possibility of supply and installation of household appliances upon quotation

## BATHROOMS

- Sanitary parts suspended from the SANINDUSA and ASD type
- Translucent tempered fixed glass partitions
- Single-lever faucets of the Mist type chrome finish

## SEVERAL

All apartments have:

- Installation for washing machine dishwasher
- Pre-installation of air conditioning
- Sanitary water heating system with heat pump
- Installation of smoke exhaust equipment in the kitchens and ventilation in the kitchens

## Sanitary Facilities

- Video intercom system
- LED lighting on the ceilings of the sanitary facilities

Located just a few steps from the iconic Solar d'Alegria restaurant, where you can taste authentic Portuguese cuisine, and just 3 minutes from the Portucale restaurant, with panoramic views over the city, the ocean and the mountains. With a wide selection of 80 food and drink outlets within a 15-minute distance, the area offers a unique dining experience.

Enjoy a perfect blend between the historic charm and modern convenience that Porto has to offer. Explore the picturesque streets, discover the hidden treasures and fall in love with the magic of this enchanting city, where every moment is a new discovery. Come and experience the best that Porto has to offer! - REF: A01531-RF

Année: 2025

## Commun

Chambres: 1  
Salle de bains: 1  
Pied carré fini: 65 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information



IMLIX

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<https://www.imlix.com/fr/>

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IMLIX ID:

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