



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



### Informações do Revendedor

Name:	Vanessa
Nome da Empresa:	Estilo Intemporal Imobiliária
País:	Portugal
Experience since:	
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telephone:	+351 (221) 161-946
Languages:	English, Portuguese
Website:	<a href="https://www.estilointemporal.com">https://www.estilointemporal.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 195,000

### Localização

Country:	Portugal
State/Region/Province:	Porto
Cidade:	Vila Nova de Gaia
Address:	Oliveira do Douro
Adicionado:	21/11/2024

#### Informação adicional:

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:



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**

Novo: Sim  
Construído: 2024

**Comum**

Banheiro: 1  
Pés quadrados acabados: 42,5 m<sup>2</sup>

**Lease terms**

Date Available:

**Contact information**

IMLIX ID: 1301

