



## 1 Bedroom Apartment Jardim de Matosinhos



### Информация об агенте

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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 464,017.28

### Местоположение

Страна:	Португалия
Область:	Porto
Адрес:	Matosinhos e Leça da Palmeira
Добавлено:	09.08.2024

#### Описание:

Jardim de Matosinhos, Gated Community, is the most recent real estate proposal in Matosinhos, and has an exceptional location, next to the Basilio Teles Park and the Municipality of Matosinhos, close to the Metro line.

It presents an architectural concept that combines the preservation of the features of a manor house with a modern and contemporary residential building, proposing 11 fractions, of typologies T1 and T2, with large outdoor areas.



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This project is assumed to be a reference housing complex in Greater Porto, whose particularity will be to adjust to the expectations and needs of those looking for a functional lifestyle and location.

All apartments have functional models, a superior quality of construction and level of finishes, with useful areas ranging from 73.00 m<sup>2</sup> to 128.00 m<sup>2</sup>, balcony and parking.

Given the location, it is also an excellent option for real estate investment.

## PALACE HOUSE FRACTION A

Tread: 0

Typology: T1

Living area: 69.10 m<sup>2</sup>, Balcony Terrace: 35.65 m<sup>2</sup>, Total area: 128.80 m<sup>2</sup>

Storage area: 1

Parking: 1 car

## DEADLINES

Construction start: January, 2024

Conclusion: after 18 months

## FINISHES MAP

### General Aspects

Colour video intercom

Floating oak flooring or equivalent

Lacquered carpentry

Doors at full height of the spaces

False ceilings with round LED spotlights and indirect light crown molding

### Common Areas

#### Atrium

Granite or equivalent ceramic flooring

False ceilings with round LED lighting spotlights

Walls painted and clad in wooden panelling

Access hall to the dwellings

Granite or equivalent ceramic flooring

False ceilings with round LED lighting spotlights

Walls painted and clad in wooden panelling

Garage

Walls and floors with washable and easy-to-maintain finish

### Exterior Finishes

Ventilated façade with granite finish or equivalent



Granite window sills and sills  
Aluminium frames with thermal break and double glazing  
Metal structure for finishing, stainless steel guards and tempered glass on the balconies  
Automatic sectional garage access gate  
Comfort

Underfloor heating with heat pump  
Electric blinds  
Schmitt+Sohn elevator or equivalent  
Air conditioning pre-installation  
Safety

Security Door  
Fire detection (garage)  
Housing

General

White lacquered doors  
White lacquered MDF sliding door with frosted laminated glass  
JNF Type Handles  
Composite decking or equivalent  
Hall

Floating oak flooring or equivalent  
False ceilings with round LED lighting spotlights  
Vertical slatted lacquered wood  
Walls covered with plaster and painted with CIN RAL 9010 paints  
Lacquered wood skirting boards  
Laundry

Heat pump  
Chipboard cabinet with white laminate doors  
Porcelain stoneware flooring  
Kitchen

Chipboard cabinets with white laminate doors  
Built-in Pio BLANCO model ANDANO or equivalent  
OFA mixer tap for high spout dishwasher or equivalent  
Equipped with Oven, Hob and Microwave or equivalent  
Composite panel top type "Silestone" or equivalent  
Recessed LED lighting in the ceiling  
Mechanical ventilation  
Porcelain stoneware flooring  
Common Room



Flooring on floating oak flooring or equivalent  
Crown molding for curtains and indirect LED recessed lighting  
Recessed LED lighting in the ceiling  
Walls covered with plaster and painted with CIN RAL 9010 paints  
Lacquered wood skirting boards  
Quarters

Natural oak Floating Floor Flooring with 16mm  
White lacquered wardrobes and interior with "Linen" finish  
Recessed LED lighting in the ceiling  
Crown molding for curtains and indirect LED recessed lighting  
Walls covered with plaster and painted with CIN RAL 9010 paints  
Lacquered wood skirting boards  
Sanitary Facilities

SANINDUSA toilet and bidet model SANIBOLD or equivalent  
SANINDUSA bathtub model VERICE or equivalent shower tray  
SANINDUSA countertop washbasin model AREA (with furniture) or equivalent  
OFA mixer taps for washbasin, bidet and bath shower or equivalent  
Mirror with 120cm height and variable width  
Mechanical ventilation  
Porcelain stoneware flooring

Contact us today for more information.

Notes:

- We guarantee a total and professional follow-up throughout your acquisition process until the deed and after it is completed.
- We take care of your mortgage financing process, guaranteeing the best proposals on the market, through our Credit Intermediary partner duly authorised by Banco de Portugal.

Real Estate Mediation - Invest 351

Intermediation of real estate purchase and sale operations in the national and international market.

We make discretion, confidentiality and security our greatest strengths in real estate mediation.

We have access to the national market, but also to many international investors who are looking for Portugal to invest.

Invest in your dreams,

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- REF: 588 - Apartamento T2 Matosinhos  
Построен: 2026

## Общие

Спальни: 2  
Ванные комнаты: 2  
Готовые кв.м.: 89,1 кв м

## Lease terms

Date Available:

## Contact information

IMLIX ID: 588 - Apartamento T2 Matosinhos

