COLDWELL BANKER | PORTUGAL

Giselle Caldeira
gcaldeira@cbclass.pt

Ref
CB06-0156
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LOFT T2+1 with terrace in the center of Porto
Porto, Porto

3 Bedroom(s)

3 Bathroom(s)

203,7 sqm Gross Area

273,86 sqm Plot Area

A CLASSE ENERGÉTICA

1 150 000 €

CB06-0156

AMI 6332

Features

- Heating
- Refrigerator
- Air conditioning
- Microwave
- Equipped kitchen
- Kitchen: Hob, Fridge, Microwave, Dishwasher
- Kitchen
- Central location
- Terrace
- Extractor Fan
- Energetic certification: A

LOFT T2+1 with terrace in the center of Porto

Brand new luxury apartment, located on the ground floor of an emblematic building in the Cedofeita area, a central and historic area of Porto that is a true work of architectural art.

T2 +1 fully furnished and decorated, with high standard finishes, large dimensions and spaces with high ceilings, which create an effect of continuity and transparency with the interior garden, which is the center of this exclusive fraction.

The building was built at the beginning of the 20th century and was designed by Manuel Alves Ferreira, the master builder of other buildings in the same street.
Completely restored and rebuilt, it offers the most remarkable contemporary architectural solutions, while integrating an imposing palace from the beginning of the last century. Its interiors have been resized and redesigned to promote a contemporary lifestyle, emphasizing comfort and good taste in every detail and corner.

The exclusive interior garden has a 360º view of the entire apartment. It also has direct access to a private terrace, where you can enjoy a peaceful setting within the dynamic city of Porto.
The suites enjoy a garden with plants and flowers, which illuminate the entire area and provide moments of relaxation.

Upon entering this fabulous loft, you'll find an open-plan kitchen and living room, a kitchen equipped with built-in

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appliances, a full service toilet and access from inside the apartment to the garage box. Moving on to a second suspended living room, which makes the most of the natural light coming in from the interior garden, with access to all the rooms in the house, a staircase leading to the bedrooms (en-suite), which are involved in a concept that has been thought out in detail and is characterized by different layouts, creating a welcoming, harmonious and refined atmosphere. There are built-in closets in all the bedrooms, with very generous areas and a very comfortable private area.

As you go up the interior staircase to a second living room, you can also go up to the third and top floor where you'll find a deck where you can enjoy an open leisure area with a garden that surrounds the entire outdoor area.

In this apartment you can find the best of both worlds, living in the center of Porto in one of the busiest and most prestigious areas and at the same time being able to enjoy the peace and quiet that the interior of the apartment provides.

COMMON SPACES
The design of the development's common spaces is defined by the typical classic skylight in the stairwell and a lobby. The building has an elevator that allows residents of the upper floors easier and more comfortable access. The construction principle was to create softened spaces, giving our eyes a sense of perfection and balance.

Location Description

When you arrive in Cedofeita, you'll be greeted by a dynamic and vibrant atmosphere, with a total of 53 points of interest within 15 minutes' reach by public transport. Within that radius, you'll find a variety of options, including a bus stop just 1 minute away at CDF2, with a service operated by STCP and bin and lighting availability. In addition, shopping convenience is just a stone's throw away, with 44 supermarket options nearby, such as Novo Talho Sacadura Cabral, just a 1-minute walk away, offering a variety of payment options and flexible opening hours.

While exploring the area, you'll discover a plethora of dining options just a few minutes away. Lapamaki, a Japanese and sushi restaurant, is just a 1-minute walk away, offering a unique culinary experience. In addition, Indian Flavours and Arco da Velha, Bistro & Wine Bar offer a variety of exotic flavors just 1 minute away, with Indian, Mediterranean and Portuguese cuisine options.

The area is also home to a variety of essential amenities, such as schools and pharmacies. The Faculty of Pharmacy of the University of Porto is just 2 minutes away, providing convenient proximity for students and professionals. In addition, Boavista Pharmacy offers essential health services just a 3-minute walk away, with a wide range of payment options and extended opening hours.

While immersing yourself in the region, you'll also have the opportunity to explore the local nature, with parks and gardens just a few minutes away. The Romanesque Church Garden and the Pedro Nunes Square Garden offer peaceful green spaces just a 4 and 6 minute walk away respectively, providing a serene haven in the heart of the city.
In addition, the area offers convenient access to medical facilities, with the Maria Pia Hospital just 7 minutes away, ensuring peace of mind and safety for residents. With a variety of amenities and attractions just a stone's throw away, Cedofeita is truly a dynamic and diverse location, offering the perfect balance between urban convenience and tranquillity.
This creation allows us to work with a unique condition and produce an architectural logic that takes us back to the architecture of Richard Neutra or Charles Eames.
The Álvares Cabral development is located at a strategic point in the center of Porto.
This prime location breathes the classicism and modernity of an area marked by important examples of architecture from ancient styles and eras that have been very well preserved, including the building of the Order of Architects.
The buildings on Rua Álvares Cabral have been classified as a Public Interest Site.
The development is just a few minutes' walk from the famous shopping street of Cedofeita, the Rotunda da Boavista, the grand Avenida dos Aliados and the prestigious Casa da Música, benefiting from a privileged location in terms of access, services and proximity to the historic city center.