João Courinha
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Ref
CB02-0411_I
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3 bedroom Villa with garden and garage | Emp. Privilege Gaia, Porto

Vila Nova de Gaia, Porto

3	3	274,17 sqm	0 sqm
Bedroom(s)	Bathroom(s)	Gross Area	Plot Area

799 000 €

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AMI Licença AMI 1032

Features

- Bathrooms (en-suite): 1
- Heated towel rails
- Air conditioning
- Equipped kitchen
- Laminated floor
- Kitchen: Hob, Oven, Fridge, Freezer, Microwave, Dishwasher, Washing machine, Exhaust
- Suite(s): 1
- Heat pump
- Thermal cut window frames
- Wardrobes: sim
- Garden
- Proximity: Beach, Golf course, Restaurants, Hospital, Pharmacy, Public Transport, Schools
- Access to the grounds
- Paved Access
- Double garage
- Exterior garden
- Kitchen
- Distance from the Sea: 800 mt
- Balcony (m2): 87,75
- Central location
- Terrace
- Thermal acoustic window frames
- Domotics
- WC for visitors
- Accessability\proximity: Bus, Bus station, Commercial areas, Restaurants, Bicycle path, Beach at 5m, Golf course 1km
- High Security Door
- Interior garden
- Solar orientation: East, West
- Water: Main grid
- Electricity: Main grid
- Gas: Main grid
- Fully fenced
- Laundry
- Storage / utility room
- Views: Urbanization view, Garden view
- Video entry system
- Double glazing
- Electric shutters
- Electric garage gate
- Open plan living area
- Main drainage
- Walking distance to beach
- Ceilings: False w / built-in lighting
- Wide Range of Services
- Pre-installation, electric vehicle charging: 1 carro
- Garage: 2
- Solar Orientation: East/West

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Between the serenity of nature and the proximity of the sea, this exclusive 3 bedroom villa in Privilege Gaia was born – a contemporary project that privileges light, privacy and well-being.

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With minimalist architecture and sophisticated lines, this house is spread over three floors carefully designed to provide comfort, functionality and a truly differentiating living experience.

On the main floor, the large social area with living room and kitchen in a contemporary concept stands out, open to the outside through generous glazing that naturally extends the space to the private garden. The abundant entry of natural light creates elegant, welcoming environments in perfect harmony with the green surroundings.

The private area includes three bedrooms, including a comfortable suite with dressing room, benefiting from balconies and unobstructed views that reinforce the feeling of tranquility and exclusivity.

The villa also has private parking, independent laundry, storage and large outdoor areas, including a garden with more than 60 m², ideal for moments of leisure, socializing and outdoor life.
Solar orientation East/Bridge/South

Inserted in a privileged location between Arcozelo and Vila Nova de Gaia, the development is just a few minutes from the beaches of Miramar, Golf and the main accesses to Porto, combining nature, exclusivity and urban convenience.

A unique proposal for those looking to live with sophistication, privacy and connection to nature.