Hélder Pontes

Tel: 918059679

Email: helderpontes@dsprivate.com

Preço: 700 000 €

4	4	✖	214 sqm	0 sqm	✔	2003

Ref. DSPPVARZIMDR3 | Póvoa de Varzim

4 bedroom apartment of 275m² in the center of Póvoa de Varzim

In the heart of Póvoa de Varzim, between Rua Tenente Valadim and Rua da Ponte, a truly rare opportunity arises: a 4 bedroom apartment of exceptional dimensions, located just a few meters from the beach, the Fortress, the emblematic Rua da Junqueira and the Casino.

Inserted in a 2003 building with elevator, this property stands out for its impressive total area of 274.5 m², spread over 214 m² of private gross area and 60.5 m² of dependent gross area, offering a breadth of spaces increasingly difficult to find in the city center.

Upon entering, we are greeted by a large and elegant entrance hall, which leads to the social area and the private area of the apartment.

The social area, designed for those who value comfort and conviviality, has truly generous dimensions and is composed of:

A large living room, with excellent light

Hélder Pontes

Tel: 918059679

Email: helderpontes@dsprivate.com

Separate dining room, ideal for entertaining guests

Spacious, functional kitchen with direct access to a large laundry room

In the private area we find four suites, ensuring total comfort, privacy and functionality for the whole family.

The apartment also has:

• Balconies
• Plenty of storage space
• Wide corridor to access the rooms
• Enclosed garage for two cars

With two fronts and excellent exposure, the property benefits from an absolutely privileged location in the city center, allowing you to live just a few steps from the beach, shops, restaurants and main landmarks of Póvoa de Varzim.

Although it has a more classic aesthetic, it is in excellent condition and is sold furnished, offering enormous potential for modernization for those who want to create a contemporary, spacious and truly unique residence in the city center.

A rare opportunity for those looking for space, centrality and exclusivity.

Hélder Pontes

Tel: 918059679
Email: helderpontes@dsprivate.com

General features

- Gross Private Area: 214
- Built year: 2003
- Laundry
- Conservatory
- Views: City view
- Lift
- Electric garage gate
- Main drainage
- Central location
- Parking space
- Hydrotherapy Bath
- Uninterrupted views
- Solar orientation: North, South
- Balcony
- Access to people with mobility difficulties
- Furnished
- Dependent Gross Area: 60.50
- Floors: 2
- Drive way
- Storage / utility room
- Video entry system
- Double glazing
- Pantry
- Walking distance to beach
- Gas fire
- Extractor Fan
- Thermal acoustic window frames
- Energetic certification: C
- Mains water
- Gas: Main grid
- Garage
- Parking places number: 2