Ana Carla Oliveira

Tel: 918295980

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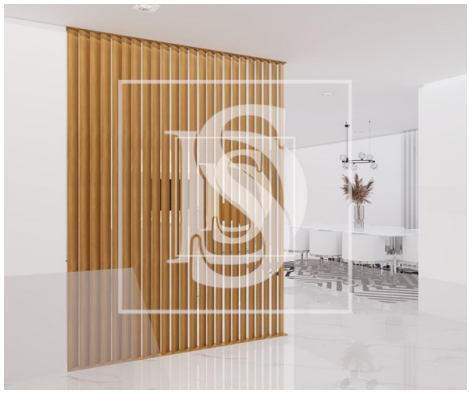
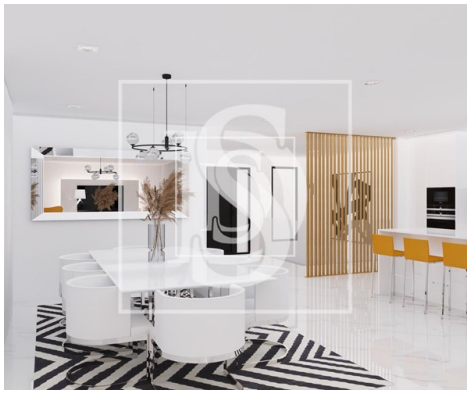
Preço: 580 000 €





3	4	✖	249,36 sqm	0 sqm	✖	2022

Ref. FEIRAMS140 | Vila Nova de Gaia

Villa T3 in Arcozelo

Property typology T3.
Urban area.
Main facade facing south.
Comprising basement and ground floor.
Basement with garage, storage and toilets.
R/C with 3 bedrooms, living room, kitchen, toilets and office.
EXTERIOR:

â€¢ Structure built with walls, pillars and slabs in reinforced concrete.
â€¢ Brick 30x20x11 in all interior partitions and 30x20x25 in exterior walls.
â€¢ Exterior walls in â€œcapotoâ€□.
â€¢ Tinned interior walls.
â€¢ The roofs of the balconies will be plastered and sanded.
â€¢ Aluminum frame with thermal break, color 600 Blue Sablé INT, double glazing â€œPlanitthermâ€□ 6mm (thermal) plus air box, colorless 4.
â€¢ Balcony railing with aluminum tube handrail and colorless laminated glass.

AMI:

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â€¢ Thermo-lacquered aluminum blinds with electric opening. Color 600 Blue Sable INT.
â€¢ Flooring of balconies in non-slip ceramic material.
â€¢ 5x5 salted stone cube tours
â€¢ Access to the granite cube garage.

INTERIOR:

ENTRANCE HALL
â€¢ Floor in ceramic material ratified 120x120 Pamesa Lenci Blanco 1st or equivalent.
â€¢ Walls coated with painted smoothed plaster.
â€¢ False ceiling in plasterboard.

LIVING ROOM:
â€¢ Floor in ceramic material ratified 120x120 Pamesa Lenci Blanco 1st or equivalent.
â€¢ Walls coated with painted smoothed plaster.
â€¢ False ceiling in plasterboard.

KITCHEN:
â€¢ Floor in ceramic material ratified 120x120 Pamesa Lenci Blanco 1st or equivalent..
â€¢ Walls coated with painted smoothed plaster.
â€¢ False ceiling in plasterboard.
â€¢ Kitchen and island furniture, lacquered on the outside and veneered on the inside, top in Corian thickness 2.4 (Glacier White).
â€¢ Between furniture will take black glass.
â€¢ Siemens branded appliances (or similar):
the SIEMENS OVEN HB673GBS1
the MICROWAVE SIEMENS BF634
the SIEMENS EX875LEC1E BOARD
the MACHINE DISHWASHING SIEMENS SN615X00AE
the COMBINED SIEMENS KG49NXXEA
the EXHAUST SIEMENS LB89585M

Office:
â€¢ Floor in ceramic material ratified 120x120 Pamesa Lenci Blanco 1st or equivalent.
â€¢ Walls coated with painted smoothed plaster.
â€¢ False ceiling in plasterboard.

SERVICE W.C:
â€¢ Floor in ratified ceramic material 120x120 Pamesa Lenci Blanco 1st or equivalent.
â€¢ Walls in ratified ceramic material 60x120 Pamesa Lenci Blanco 1st or equivalent.
â€¢ Furniture in water-repellent lacquered plywood, or other, with a Banhoazis washbasin or equivalent.
â€¢ Wall-hung sanitary ware from Valadares Modelo Hide Nautilus Branco, or equivalent.
â€¢ Type â€œW7â€ Monoc taps and mixers. Lavat. Stoneware C/Click Clack Chrome or equivalent.
â€¢ Restone Ardosia shower tray with glass guard.

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W.C SUITE:
â€¢ Floor in ratified ceramic material 60x120 Pamesa CR. PISA GOLD 1st or equivalent.
â€¢ Walls in ratified ceramic material 60x120 Pamesa CR. PISA GOLD 1st or equivalent.
â€¢ Furniture in water-repellent lacquered plywood, or other, with a Banhoazis washbasin or equivalent.
â€¢ Wall-hung sanitary ware by Valadares model Hide Nautilus White, or equivalent.
â€¢ Type â€œW7â€ Monoc taps and mixers. Lavat. Stoneware C/Click Clack Chrome or equivalent
â€¢ Bathtub ASD Planissima Hidro180x80 Eco Line System 6 jets or equivalent.

W.C room support:
â€¢ Floor in ratified ceramic material 60x120 LUXURY STATUARIO LIGHT POLIDO 1st or equivalent.
â€¢ Walls in ratified ceramic material 60x120 LUXURY STATUARIO LIGHT POLIDO 1st or equivalent.
â€¢ Furniture in water-repellent lacquered plywood, or other, with a Banhoazis washbasin or equivalent.
â€¢ Wall-hung sanitary ware from Valadares Modelo Hide Nautilus Branco, or equivalent.
â€¢ Type â€œW7â€ Monoc taps and mixers. Lavat. Stoneware C/Click Clack Chrome or equivalent.
â€¢ Restone Ardosia shower tray with glass guard or equivalent.

LOWER FLOOR W.C:
â€¢ Floor in ceramic material BALANCE BEIGE RET. COM or equivalent.
â€¢ Walls in ceramic material BALANCE BEIGE RET. COM or equivalent.
â€¢ Furniture in water-repellent lacquered plywood, or other, with overlaid washbasin by Banhoazis or equivalent.
â€¢ Sanitary ware from Valadares, or equivalent.
â€¢ Shower base in ceramic material and glass guard or equivalent.
â€¢ Type â€œW7â€ Monoc taps and mixers. Lavat. Stoneware C/Click Clack Chrome or equivalent.

BEDROOMS:
â€¢ AC5 water-repellent floating floor.
â€¢ Walls coated with painted smoothed plaster.
â€¢ False ceiling in plasterboard.
â€¢ Wardrobes and paneling in MDF plywood, with laminated interior lining.

EQUIPMENT:
â€¢ Interior doors up to the ceiling in MDF for painting, with hidden hinges.
â€¢ Installation of underfloor heating on the ground floor, with an integral Solius manager system.
â€¢ Central vacuum on the ground floor and basement.
â€¢ Solar photovoltaic.
â€¢ Natural Gas Network.
â€¢ Electricity, water, rainwater and sewage networks will be carried out according to the projects of the respective approved specialties.
â€¢ Water heating by heat pump.
â€¢ Street and garage access gate with automatic opening and remote control.
â€¢ Illumination of the entire house will be carried out with recessed spots with

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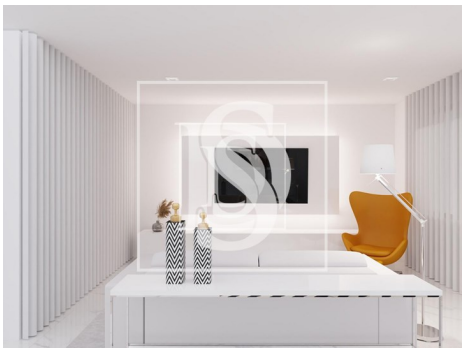

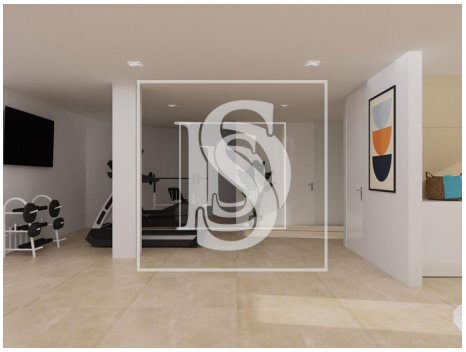

General features

- Built year: 2022
- Energetic certification: A