Carlos Silva

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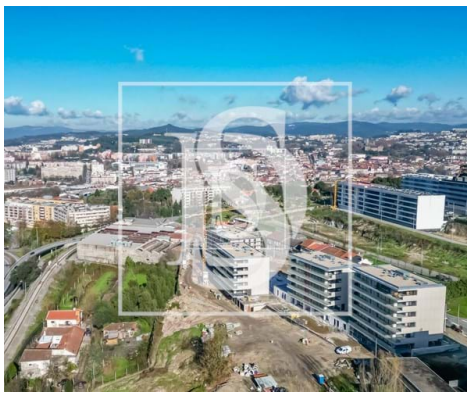
Email: carlossilva@decisoesesolucoes.com

Preço: 310 000 €



2	3	✖	100,5 sqm	0 sqm	✖	2024

Ref. ESPOSENDECS1197 | Guimarães

Villa floor T2 in Urgezes

Floor 2 bedroom house, NEW, in an exclusive condominium close to the CENTER of the city of GUIMARíES.

Inserted in the â€œCASTANHEIROâ€□ development, designed with those looking for comfort and excellence in their daily lives. Within the condominium, owners will be able to benefit from various infrastructures, shared service areas and large garden areas with pedestrian paths, allowing them to enjoy a distinct quality of life. Another feature that distinguishes the development is the privileged and unobstructed view of the city.

Located in an excellent and strategic location for living in Guimarães, with close proximity to the historic area of the city and quick access to the ring road, the development allows you to combine all the tranquility and internal serenity of the condominium with the proximity of city life.

This 2 bedroom house floor, with a gross private area of 111.66m² and a gross dependent area of 90.18m², has an OPEN SPACE kitchen with interaction with the living room and outdoor living area, guest toilet, and 2 suite bedrooms, with one of them master with large complete bathroom and closet, wardrobes with

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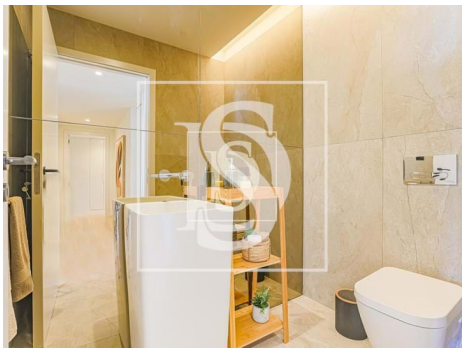
personalized layout with interior finish in linen and exterior lacquered finish, closed garage for 1 car and 1 more parking space.

In terms of equipment, the apartment has electric blinds, video intercom system and home automation for lighting, air conditioning and duct ventilation in the bedroom and living room, heat pump for heating sanitary water, automatic gate in the garage and kitchen equipped with hob , oven, microwave, extractor fan, dishwasher, washing machine, tumble dryer, vertical refrigerator and vertical chest (all AEG brand). The garage is equipped with a socket for an electric car charger.

When it comes to finishes, it stands out in the market, highlighting the ventilated facade whose high thermal and acoustic efficiency increases the interior comfort of the apartment. It features a multilayer American oak floor in the entrance hall, circulation area, living room and bedrooms, and a ceramic coating in the kitchen and bathroom. The minimalist frames with thermal cut and the balcony railings in tempered glass.

Do not waste time. Come and discover this fabulous apartment.



General features

- Kitchen: Water boiler
- Fitted wardrobes
- Shower tray
- Air conditioning
- Thermal blinds
- Shower Enclosures

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- Garden
- Thermal acoustic window frames
- Lift
- Double glazing
- Electric garage gate
- Domotics
- Pets welcome
- Built year: 2024
- Views: City view, Mountain views
- Video entry system
- Electric shutters
- Main drainage
- Energetic certification: A