**Carlos Silva**

**Tel:** 965505697

**Email:** carlossilva@decisoesesolucoes.com

## Preço: 614 000 €

| 4 | 3 | ✖ | 153 sqm | 0 sqm | ✖ | 2024 |
|---|---|---|---|---|---|---|

**Ref.** ESPOSENDECS1261 | Póvoa de Varzim

### Apartment T4 in UDF de Aver-o-Mar, Amorim e Terroso

3 bedroom apartment, in a privileged location, in Póvoa de Varzim.

Located in a strategic location, with excellent access and close to the entrance to the city, this development was designed to provide residents with a distinct level of quality of life.

It stands out for its modern architecture and quality finishes, which will bring great comfort and well-being to the owners, combining the spacious areas with the panoramic views provided by the glass facades.

The apartments, of types T2, T3 and T4, will have luxury finishes and will be equipped with the most advanced systems, to provide the best possible experience and efficiency. In terms of finishes and equipment, we can highlight:

- Multilayer flooring glued with noble oak wood;
- Plasterboard ceilings with acoustic insulation;
- Anodized aluminum frames with thermal cut and double thermal glass;
- Exterior cabinets in natural colored oak veneer and interiors in melamine;

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- Wall-hung toilets with hidden fixing, built-in washbasins and anti-slip natural composite shower trays built into the floor;
- Heat pump and radiant floor heating;
- Photovoltaic panels for producing electrical energy;
- Acoustic insulation on the walls between all rooms and the ceiling.

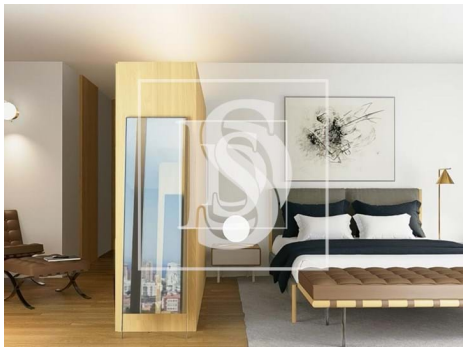
The apartment has a closed parking space in the basement (box), with its own electrical panel.

Nearby:

- shopping area, supermarkets, etc. (1 min);
- Póvoa de Varzim city park (2 min);
- access to the A28 (2 min);
- Póvoa de Varzim beach (5 min).

Come and discover this development, which will certainly not leave you indifferent.

SCHEDULE YOUR VISIT.



# General features

• Kitchen: Water boiler

• Fitted wardrobes

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- Aluminum frames
- Thermal acoustic window frames
- Lift
- Double glazing
- Main drainage
- Pets welcome
- Built year: 2024
- Views: City view
- Video entry system
- Electric shutters
- Energetic certification: A