Carla Larangeira

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Preço: 650 000 €

3	3	✖	128 sqm	0 sqm	✔	2024

Ref. DSVNGCANCL1 | Vila Nova de Gaia

Discover the Luxury and Comfort in the Heart of Vila Nova de Gaia T3 for sale at The Yard !! Sea and Douro River View

We present a sophisticated 3 bedroom apartment, new, with a gross private area of 128 m² and a total outdoor area of 28 m². This high-end property includes two parking spaces and is located in the exclusive gated community The YARD, adjacent to the charming Jardins da Arrábida, in Vila Nova de Gaia, Porto.

The apartment offers a unique combination of elegance and functionality, with solid oak wood flooring and a fully equipped kitchen with Siemens appliances or equivalent brand. The balconies have wooden deck floors, providing a cozy and refined atmosphere. The finishes are premium, ensuring high quality and durability, while the abundant luminosity and large living areas create a comfortable and inviting space.

Developed by the renowned architecture firm OODA - Oporto Office for Design and Architecture, The YARD provides a life full of tranquility and exclusivity, with common spaces that include a gym, parking, children's playground, lounge and coworking space. The facades are decorated with modular and linear vertical gardens, integrating nature into the daily lives of the residents.

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The location of The YARD is strategic, surrounded by a wide range of services and infrastructures, such as shopping centers, hospitals, hotels, schools and residential areas. Close to the iconic Arrábida Bridge and the picturesque riverside area of Afurada, the condominium has excellent access to the A1 motorway, the center of Vila Nova de Gaia and the city of Porto.

This apartment is ideal for those looking for comfort and urban accessibility, in harmony with nature. With Energy Category A, the property also guarantees efficiency and sustainability.

Investing in The YARD is investing in quality of life, exclusivity and a privileged location in the high-end international real estate market.

General features

- Built year: 2024
- Private gross area: 128
- Electric gates
- Private condominium
- Central vacuum system
- Thermal acoustic window frames
- Views: Beach view, Urbanization view, River view, Sea views
- Gas: Main grid
- Lift
- Gas tank

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- Floors: porcelanato
- Drive way
- Storage / utility room
- Electric shutters
- Main drainage
- Quiet Location
- Parking space
- Security door
- Energetic certification: A
- Mains water
- Renovation year: 2024
- Garage
- Parking Space
- Laundry
- Basement
- Double glazing
- Electric garage gate
- Walking distance to beach
- Central location
- Domotics
- Uninterrupted views
- Solar orientation: North, West
- Balcony
- Orientation: Exterior
- Parking places number: 2