## Carlos Carvalho

**Tel:** 929180812

**Email:** carloscarvalho@decisoesesolucoes.com


**Preço: 185 000 €**

| 1 | 1 | ✖ | 46 sqm | 0 sqm | ✖ | 2024 |
|---|---|---|---|---|---|---|

**Ref.** DSEPSCC6 | Gondomar

### 1 Bedroom Apartment, NEW, in Rio Tinto

The development combines a modern and elegant architecture with simple lines, privileging comfort and excellent finishes with a ventilated façade in Aluminum Composite Stacbond. Located close to the main access roads to the city, is inserted in a surrounding area under renovation endowed with modern commerce/service facilities, large green areas, health equipment and sport and well served by transport.

Kitchen furnished and equipped with induction hob, extractor fan, oven, microwave, dishwasher, fridge freezer and washing machine all from BOSCH.
Bedrooms with en-suite and built-in wardrobes.

The fractions located on the ground floor have a patio area and all
The fractions on the first and second floors have a balcony, also having a balcony
Garage for 1 or 2 cars.

All apartments have air conditioning as a source of air conditioning.

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Apartments under construction scheduled for completion by the end of the year 2025.

FEATURES:
- Ariston Air Conditioning.
- Ariston heat pump.
- Aluminium frames with double glazing
- Electric blinds in aluminum.
- Lacquered carpentry.
- Equipped kitchen.
- Ecopoint.
- Bosch appliances.
-Lift.
- Recessed lighting in the ceilings.
- Thermal and acoustic insulation.
- Security door.
- Built-in wardrobes.
- Counting system for charging electric vehicles.
- Vinyl floors and doors in white lacquer.
- Video intercom.
- East/west sun exposure.

SERVICES:
- São João Hospital – 3.5 km
- University Campus – 4.5 km
- Rio Tinto Health Centre – 1.2 km
- Rio Tinto High School – 1.25 km
- Rio Tinto Urban Park – 900 mts
- Dragon Stadium – 3.7 km

ACCESS AND TRANSPORT:
- A3/A4 motorway – 3 km
- CP Rio Tinto Station – 1.3 km
- Metro Levada/Rio Tinto – 1 km
- Airport – 15 km
- Porto city centre – 6.4 km

TRADE:
- Parque Nascente Shopping Centre – 1.2 km
- Lidl – 1.3 km
- Mainland – 1.5 km
- Pingo Doce – 2.5 km

SCHEDULE YOUR VISIT.

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# General features

- Kitchen: Hob, Oven, Fridge, Washing machine, Drying machine, Exhaust, Combined
- Outbuilding area (Ex. garage, etc): 16,05
- Views: City view, Urbanization view, Garden view
- Video entry system
- Electric shutters
- Balcony
- Built year: 2024
- Private gross area: 55
- Lift
- Double glazing
- Energetic certification: A
- Parking Space