# Carla Larangeira

**Tel:** 911142886

**Email:** carlalarangeira@decisoesesolucoes.com

## Preço: 650 000 €

| 3 | 0 | ✖ | 128 sqm | 0 sqm | ✔ | 2023 |
|---|---|---|---|---|---|---|

**Ref.** DSVNGCANCL18 | Vila Nova de Gaia

## Unmissable Investment Opportunity in Vila Nova de Gaia! T3 for sale near the metro.

Vila Nova de Gaia, a city rich in historical and cultural heritage, located on the south bank of the Douro River, offers an excellent real estate investment opportunity. Characterized by its hospitality and quality of life, Gaia is a reference destination for those seeking well-being and tranquility.

The Discoveries III Building stands out for its privileged location next to Avenida da República, benefiting from a complete environment with commerce, services and leisure options. The proximity to important landmarks such as El Corte Inglés, Jardim do Morro, Serra do Pilar and Cais de Gaia reinforces its value.

A few meters from the iconic D. Luís Bridge, easy access to the city of Porto and a vast transport network (metro, train, buses) make this property a strategic choice.

The available T3, ready to book, located on the top floor, offers stunning panoramic views. Vila Nova de Gaia, a city neighboring Porto, combines modern infrastructure with an enviable location, making it one of the best investment options to live or monetize in Portugal.

Why invest here?

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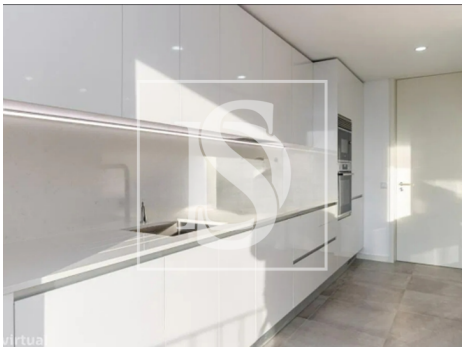
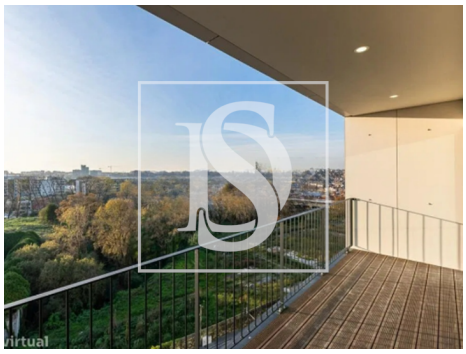
Premium Location: Proximity to the center of Porto and the main points of interest in Gaia.
Guaranteed Appreciation: Region in constant growth and high real estate demand.
Quality of Life: Complete infrastructure, services, commerce and leisure around it.
If you are looking for a property that combines location, comfort and potential for appreciation, don't let this opportunity slip away. Contact us now and schedule your visit.
The time to invest is now!





# General features

- Built year: 2023
- Outbuilding area (Ex. garage, etc): 154
- Solar system
- Electric gates
- Private condominium
- Central vacuum system
- Drive way
- Thermal acoustic window frames
- Private gross area: 128
- Views: Sea views, Mountain views, Beach view, Marina view, City view, River view
- Gas: Main grid
- Lift
- Laundry
- Storage / utility room

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- Frontline property
- Security alarm
- Electric shutters
- Main drainage
- Quiet Location
- Central location
- Domotics
- Energetic certification: A
- Mains water
- Renovation year: 2023
- Garage
- Parking Space
- Video entry system
- Double glazing
- Electric garage gate
- Walking distance to beach
- Central music system
- Parking space
- Uninterrupted views
- Solar orientation: South, West
- Balcony
- Orientation: Exterior
- Parking places number: 2