**Sérgio Pereira**

**Tel:** 933230803

**Email:** sergiosilvapereira@decisoesesolucoes.com

**Preço: 250 000 €**

| | | | | | | |
|---|---|---|---|---|---|---|
| 2 | 2 | ✖ | 50 sqm | 0 sqm | ✖ | 2024 |

**Ref.** DSEPSSP27 | Vila Nova de Gaia

## Luxury Apartment in Canidelo, Vila Nova de Gaia

We present this fantastic apartment in Canidelo, Vila Nova de Gaia, located a few meters from the mouth of the Douro River.
This apartment offers a unique experience, where the tranquility of nature merges with the modern and city lifestyle.

Location of Excellence:
Located in front of the Douro Estuary Nature Reserve, the project allows you to live with stunning views and a privileged proximity to the Gaia waterfront and the Douro Marina. The location offers quick access to several leisure options and services, such as restaurants, pastry shops, bars and gyms, within walking distance of home.

Exclusive Apartment with Modern Design:
With modern lines, high quality finishes, the apartment was designed to provide a balance between design and functionality.

High Quality Details and Materials:

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The apartment has been planned with attention to comfort and durability, including high-strength vinyl floors, a fully equipped kitchen with Bosch appliances, and bathrooms with high-end materials. The interiors are designed for a cozy and sophisticated atmosphere.

Equipment and Comfort:
With advanced air conditioning systems, thermal cut frames and heat pumps for hot water, the apartments offer a high level of energy efficiency, meeting the demands of a current and practical lifestyle.

Points of Interest and Convenience:
It is in a strategic location, which provides proximity to all essential services and shops, ensuring convenience and quality of life on a daily basis. Within walking distance, you will find pharmacies, health centres, schools, supermarkets, banks, gyms and a wide range of restaurants and local shops.
In addition, the location offers quick access to several beaches and natural spaces, creating the perfect balance between comfort, functionality and well-being.

Completion Deadline:
The works will begin in 2024 and are expected to be completed in 24 months, ensuring a safe investment in a space designed for the future.

This is the ideal place for those who value quality of life, proximity to nature and urban accessibility.

Support in Credit Acquisition:
To facilitate your purchase, we offer complete support in obtaining credit, at no additional cost. Our specialized team is ready to assist throughout the process, ensuring a smooth and efficient shopping experience.

Contact us for more information and to take advantage of this unique acquisition opportunity

**AMI:**

**Tel: | Email:**

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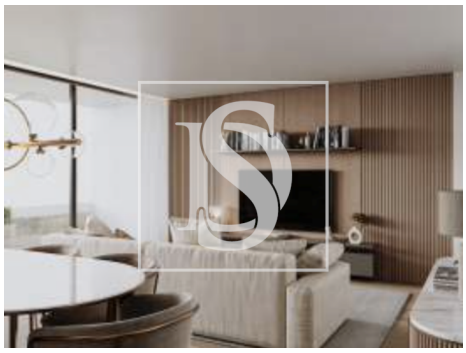

# General features

- Refrigerator
- Heated towel rails
- Extractor Fan
- Kitchen: Hob, Oven, Fridge, Microwave, Dishwasher, Washing machine, Drying machine, Exhaust, Water heater, Water boiler, Combined
- Solar heating
- Heat accumulator
- Washing machine
- Fitted wardrobes
- Aluminum frames
- Blinds
- Thermal blinds
- Tilt and turn windows
- Acoustic insulation
- Proximity: Airport, Beach, Shopping, Restaurants, City, Open field, Hospital, Pharmacy, Public Transport, Playground
- Thermal acoustic window frames
- Private gross area: 57
- Microwave
- Water heater
- Central vacuuming pre installation
- Heating
- Thermoaccumulator
- Equipped kitchen
- Dishwashing machine
- Heat pump
- PVC frames
- Blackout blinds
- Simple bathtub
- Wall-hung sanitaryware
- Thermal insulation
- Built year: 2024
- Outbuilding area (Ex. garage, etc): 55
- Views: Sea views, City view, Urbanization view, Beach view
- Central vacuum system
- Drive way

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- Lift
- Smoke extractors
- Video entry system
- Electric shutters
- Main drainage
- Parking space
- Energetic certification: A
- Balcony
- Parking Space
- Double glazing
- Electric garage gate
- Quiet Location
- Security door
- Solar orientation: South, West
- Parking places number: 1

**AMI:**

**Tel: | Email:**