# Carmo Mendonça

**Tel:** 914482710
**Email:** carmomendonca@dsprivate.com

## Preço: 171 392 €

| 1 | ✖ | 37 sqm | 0 sqm | ✔ | 2025 |
|---|---|---|---|---|---|

**Ref.** DSPPORTOAVCME33 | Matosinhos

## Studio T0 Monte dos Caulinos / Circunvalação

Studio Apartment T0
Orientation: West
1 Parking space

Modern and sustainable architecture project, consisting of typologies T0, T1 and T2, spread over 7 floors, providing an urban life with quality, tranquility and well-being.

Inserted in a quiet residential area, close to City Golf, close to schools and services and 6 meters from Norte Shopping.

Good areas and quality finishes.

INTERIOR FINISHES:

- Air conditioning (multi-split),
- Heat Pump: for heating domestic hot water,

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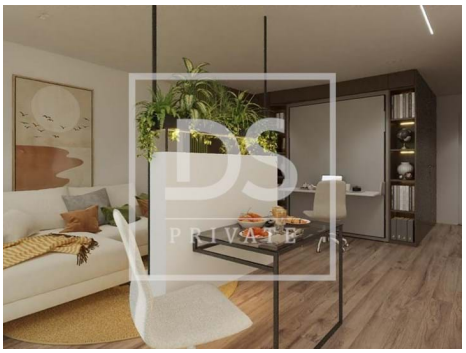
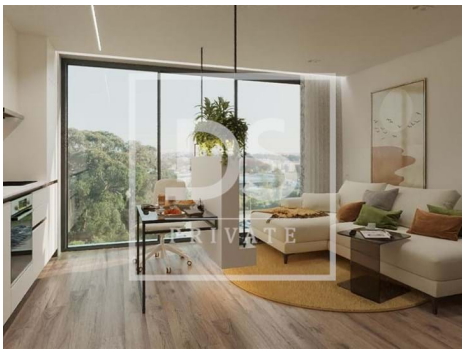
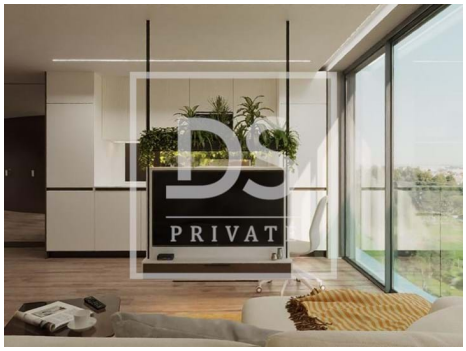
- Appliances: ceramic hob, extractor hood, microwave, oven, dishwasher and refrigerator,
- Kitchen - Inalco 6mm (A3) flooring or equivalent,
- Kitchen - Yosemite Walnut thermolaminate furniture with laminate interiors, linen finish and hidden handle.

EXTERIOR FINISHES:

- Ventilated façade in 'alucobond';
- Sliding spans in aluminum, with thermal cut, in lacquered aluminum;
- Monitored aluminum exterior blinds;
- False ceilings in plasterboard and with built-in LED spotlights in the kitchen and bathrooms;
- Clear tempered laminated glass guards.

LOCATION:
- 250m from CityGolf;
- 300m from the Padrão da Légua Municipal Pavilion;
- 350m from Padroense Futebol Clube;
- 600m from Lidl - Monte dos Burgos; Continente Bom Dia, Pingo Doce;
- 1100m from the Basic School of 1. º CEB / JI of the Légua Standard;
- 1500m from Norteshopping;
- 1500m from the 'Sete Bicas' Metro Station.

# General features

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- Gross Private Area: 33,07
- Built year: 2025
- Private condominium
- Kitchenette
- Storage / utility room
- Video entry system
- Lift
- Electric shutters
- Electric gates
- Quiet Location
- Parking space
- Thermal acoustic window frames
- Uninterrupted views
- Solar orientation: East
- Access to people with mobility difficulties
- Garage
- Dependent Gross Area: 37
- Floors: 7
- Drive way
- Solar system
- Views: Countryside views, Golf views, Garden view, City view, Village view, Urbanization view
- Security alarm
- Double glazing
- Electric garage gate
- Main drainage
- Central location
- Extractor Fan
- Security door
- Energetic certification: A
- Balcony
- Orientation: Exterior
- Parking places number: 1