Suzete Santos

Tel: 961040618

Email: suzetesantos@dsprivate.com

Preço: 524 000 €

3	3	✖	181,76 sqm	421 sqm	✔

Ref. DSPPVARZIMSS27 | Póvoa de Varzim

New 3 bedroom villa in Aver-o-mar, Póvoa de Varzim

Detached 3 bedroom villa on a plot of 421 sqm, with a privileged location in Aver-o-Mar, just a few minutes' walk from the beach. This property stands out for its construction quality, excellent sun exposure and modern finishes that guarantee comfort and energy efficiency.

With a contemporary architecture and functional distribution of spaces, the villa offers 3 bedrooms, one of which is a suite, 3 bathrooms, a large living room with 30 m²,
Open space kitchen, laundry room and closed garage. Built with high quality materials and solutions, the villa has central heating and thermal and acoustic insulation, ensuring a high level of comfort in all seasons of the year.

Construction details and finishes

Facade:
- ETICS System (Capoto);
-Frames with thermal break and double glazing;
•Automatic gate;

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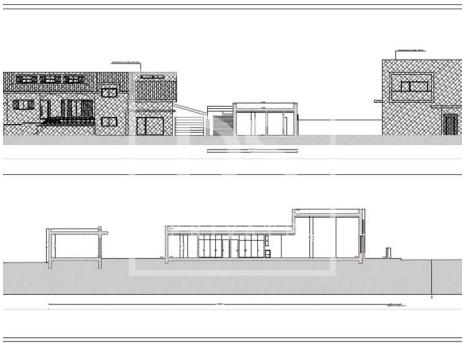
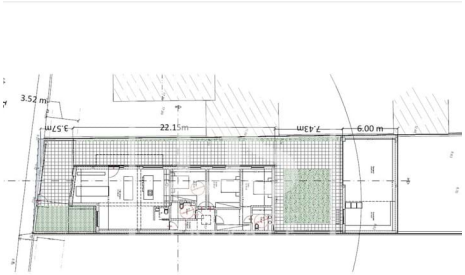
•Granite sills;
-Exterior flooring in concrete slabs.

Interior:
-Glued C4 floating floor;
-Rectified porcelain flooring in the wet areas;
-False ceilings in plasterboard with crown molding for curtains;
-Tempered glass guard and stairs with steel handrail;
-Bedroom closets with lacquered doors and interior in thermolaminate "linen" finish;
-Thermolaminated kitchen furniture in white, matte finish;
-Sanindusa sanitary ware;
-Misting mixers.

A unique opportunity for those looking for a modern villa, well located and with quality finishes.
For more information or to schedule a visit, please contact us.





General features

• Heating

• Proximity: Shopping, Beach, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools

• Garden

• Gross Private Area: 161,70

• Laundry

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- Dependent Gross Area: 65,50
- Drive way
- Video entry system
- Double glazing
- Electric gates
- Main drainage
- Quiet Location
- Parking space
- Sealed land area
- Energetic certification: In process
- Gas: Main grid
- Garage
- Views: Sea views, Urbanization view, Garden view
- Security alarm
- Electric garage gate
- Pantry
- Walking distance to beach
- Central location
- Thermal acoustic window frames
- Security door
- Mains water
- Terrace