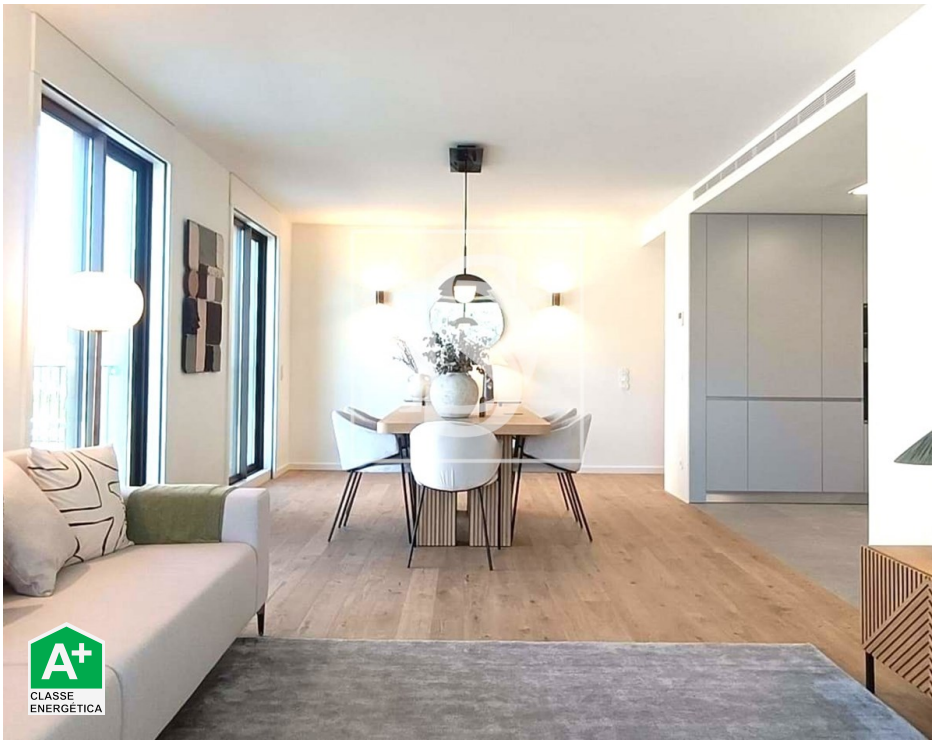
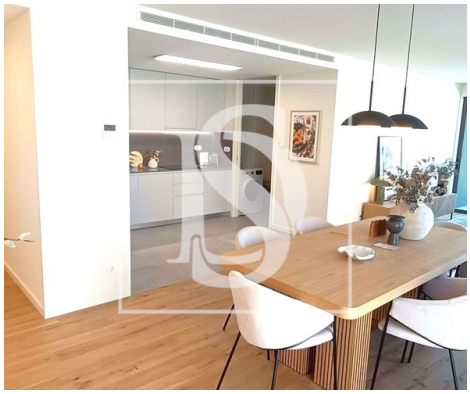
**Goreti Moreira**

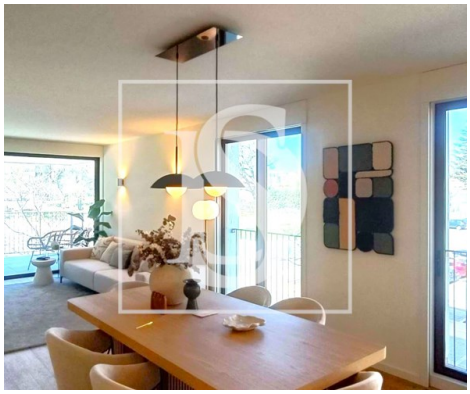
**Tel:** 938759016

**Email:** goretimoreira@decisoesesolucoes.com

## Preço: 412 500 €





| 3 | 2 | ✖ | 119,5 sqm | 0 sqm | ✖ | 2025 |
|---|---|---|---|---|---|---|

**Ref.** DSEPSGM107 | Maia

## Luxurious 3 bedroom apartment in Cond. Gated w/ pool

This Gated Community is guided by its Quality of Construction and Materials used.

It is a project that is in total harmony with nature, drawing inspiration from it for its design. Its architecture is marked by a unique design, with strong strokes, straight lines and soft colors, conveying a sense of serenity and tranquility.

With a unique location in a quiet residential area, this property is ideal for those looking for a distinct QUALITY of life (combination of the tranquility of home with the proximity of all services and commerce), and with several accesses to the main roads.

3 BEDROOM APARTMENTS WITH TERRACES AND BALCONIES
For common amenities of its residents it has:
Swimming pool
Kids Room
Crosstraining
Smart Lockers

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Gourmet Area
Bicycle parking
Gardens

Finishing details:

EXTERIOR
Façade covered in natural stone and ceramic;
Aluminum frames with Cortizo type thermal cut or equivalent.
Motorized interior blackouts in bedrooms;
Ceramic deck flooring or equivalent;
Metal guards with a finish similar to the 110 cm high frames, consisting of props vertical and handrail;

INTERIOR OF THE FRACTIONS
Multilayer flooring finished with noble wood, natural oak;
Walls and ceilings in plasterboard painted in RAL9010 colour;
MDF skirting board lacquered in the color of the wall;
Doors with white lacquered finish;

KITCHENS
Florin brand porcelain stoneware or equivalent;
Silestone type artificial stone or equivalent;
Water-repellent MDF white or light gray finish;
EQUIPMENT
Bosch brand or equivalent;
Oven, Induction hob, Microwave, Combined fridge, Extractor fan/hood, Dishwasher, Washer and dryer clothing;
Single-lever sink faucets, swivel spout, Teka brand or equivalent;

SANITARY FACILITIES

FLOORING & WALLS
Porcelain stoneware brand Florin or equivalent;

DISHES
Toilet with built-in flush flush Coral toilet or equivalent;
Restone shower tray or equivalent with tempered glass screen;
Suspended furniture in water-repellent MDF with integrated washbasin;

FAUCETS
BRUMA Leaf Series or equivalent;

EQUIPMENT/AIR CONDITIONING
Air conditioning in all fractions with equipment embedded in the false ceiling;
HEATING OF SANITARY WATER
Heat pump;
INTERCOM
Smart video intercom with wifi

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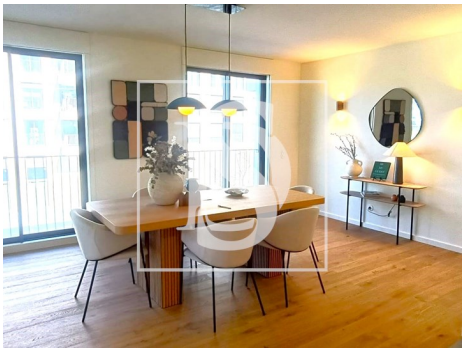
BOOK YOUR VISIT!



# General features

- Built year: 2025
- Outbuilding area (Ex. garage, etc): 35
- Views: Garden view, Pool view, Urbanization view
- Private condominium
- Laundry
- Double glazing
- Uninterrupted views
- Solar orientation: North, South, East, West
- Balcony
- Parking Space
- Thermal acoustic window frames
- Private gross area: 135
- Electric gates
- Lift
- Video entry system
- Electric garage gate
- Energetic certification: A+
- Mains water
- Terrace

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