Carla Larangeira

Tel: 911142886

Email: carlalarangeira@decisoesesolucoes.com

Preço: 320 000 €

2	2	✖	91 sqm	0 sqm	✔	2008

Ref. DSVNGCANCRED0133 | Vila Nova de Gaia

T2 for sale in the gated community Avenida da República in Gaia. 600m from El Corte Inglés.

▯ New 2 Bedroom Apartment – Avenida da República, Vila Nova de Gaia | Gated Community | Double Parking | Premium Location

We present an elegant and modern **2 bedroom apartment** inserted in the prestigious **República Prime Condominium**, located in **the middle of Avenida da República**, in **Vila Nova de Gaia**.

This gated community stands out for its **privileged location**, **in front of the metro station**, **just 600 meters from El Corte Inglés**, and right **on top of the renowned Confeitaria "O Gato Comeu-te a Língua".** It offers easy access to all kinds of **services, commerce and public transport**.

▯ Property Features:

- **Typology:** T2

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- **State:** New
- **Covered Area:** 91 m²
- **Sun Exposure:** West
- **Parking:** 2 covered spaces + 1 uncovered visitor space
- **Collection:** Yes
- **Balcony:** Yes, spacious
- **Kitchen:** Fully equipped, open space (American style)
- **Finishes:** Modern, with high-quality materials

About the Condominium:

- Gated **and safe** condominium
- **Two modern elevators**
- **High security digital lock**
- Careful and quiet common environments

Unbeatable Location:

- **Avenida da República**, the beating heart of Gaia
- **Metro at the door** – direct connection to Porto in minutes
- Proximity to schools, supermarkets, pharmacies, restaurants and local shops
- Ideal for those who want mobility, convenience and quality of life

This is an **excellent investment or home opportunity** for those who value comfort, central location and a modern lifestyle.

Schedule your visit now and discover your new home.

+351 911142886

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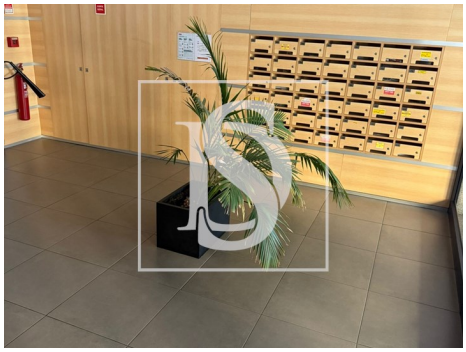

General features

- Microwave
- Radiators: Electric
- Heating
- Air conditioning pre installation
- Washing machine
- Home automation pre installation
- Aluminum frames
- Encoded Entry
- Wall-hung sanitaryware
- Thermal insulation
- Built year: 2008
- Outbuilding area (Ex. garage, etc): 91
- Central vacuuming pre installation
- Kitchen: Hob, Oven, Microwave, Washing machine, Drying machine, Exhaust
- Central heating: Electric
- Equipped kitchen
- Fitted wardrobes
- Alarm pre installation
- Configurable access keys
- Blinds
- Acoustic insulation
- Proximity: Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Thermal acoustic window frames

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- Views: City view, Garden view
- Gas: Main grid
- Lift
- Laundry
- Storage / utility room
- Security alarm
- Electric shutters
- Water Cistern
- Central location
- Domotics
- Energetic certification: B
- Mains water
- Renovation year: 2023
- Garage
- Parking Space
- Private gross area: 100
- Electric gates
- Private condominium
- Floors: 8
- Drive way
- Video entry system
- Double glazing
- Electric garage gate
- Main drainage
- Parking space
- Security door
- Solar orientation: North
- Balcony
- Orientation: Exterior
- Parking places number: 1