Carla Larangeira

Tel: 911142886

Email: carlalarangeira@decisoesesolucoes.com

Preço: 585 000 €

3	3	✖	196,5 sqm	0 sqm	✔	2025

Ref. DSVNGCANCRED0134 | Vila Nova de Gaia

Unique Apartment with Panoramic Balcony – 5th Floor of Pure Luxury! T3 HilCrown Gaia Buy Today, Always Value

EXCLUSIVE INVESTMENT — **HilCrown Gaia Residence**, an unrepeatable offer located on **the prestigious Avenida da República and Rua de Moçambique**, in the center of Vila Nova de Gaia.

Only **64** high-end apartments spread over **8 floors**, with typologies from **T0 to T4** and interior areas between **38 m² and 197 m²**, all with balconies or terraces

Highlights as an investment:

- 5th **floor** unit, with continuous balcony all around and **South/West** solar orientation, maximizing natural light all day
- **2 covered parking spaces** and access to automated garage in basement
- **Fast-growing market value**: location close to the metro (≈150 m), El Corte Inglés and future

Carla Larangeira

Tel: 911142886

Email: carlalarangeira@decisoesesolucoes.com

TGV station ensures strong appreciation

Premium Finishes:

- Multilayer wood floors with cork; Ground ceramics in wetlands
- Kitchen equipped with AEG or Balay appliances, Silestone countertops and glass between cabinets
- OLI taps, Valadares wall-mounted crockery, high-performance thermal and acoustic insulation
- Comfort with air conditioning, digital video intercom, motorized blinds, independent mechanical ventilation
- Reinforced concrete structure, rock wool and inverted roof with Roofmate insulation

Summary:

- Unique and visitable location with luxury tourism
- High profitability in the medium to long term
- Construction excellence with sophisticated design

UNIQUE INVESTMENT OPPORTUNITY — *HilCrown Gaia Residence*, an unmatched property located at Avenida da República & Rua de Moçambique in central Vila Nova de Gaia
Featuring **64 luxury apartments** over **8 floors**, from **T0 to T4**, with generous indoor areas (38–197 m²) and terraces or balconies

Investment Highlights:

- **5th floor unit** with a **wrap-around balcony**, prime **south/west exposure**, filled with natural light all day
- **Two covered parking spaces** in automated underground garage
- **Strong market appreciation potential**: extremely close to metro station (~150 m), El Corte Inglés, and upcoming TGV station – an ideal setup for capital growth

Luxury Finishes:

- Cork-wood multilayer flooring; rectified ceramic in wet areas
- Fully equipped kitchens with AEG/Balay appliances, Silestone countertops and glass splashbacks
- OLI fixtures, Valadares sanitary ware, high-grade thermal/acoustic insulation
- Amenities include air conditioning, digital video intercom, motorized shutters, and mechanical ventilation
- Reinforced concrete structure, rock wool insulation, inverted roof with Roofmate plasterboard system

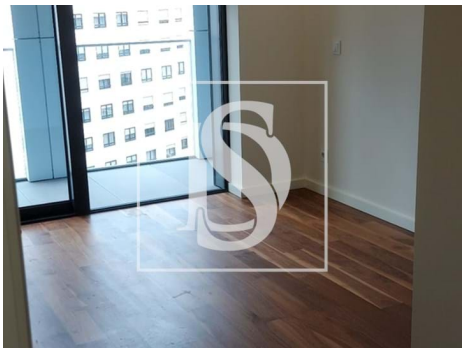
Carla Larangeira

Tel: 911142886

Email: carlalarangeira@decisoesesolucoes.com

Quick Summary:

- **Location unmatched** in Gaia center
- Designed for **capital appreciation** and rental demand
- **Modern luxury and solid construction**



General features

- Built year: 2025
- Outbuilding area (Ex. garage, etc): 196,60
- Views: City view
- Gas: Main grid
- Lift
- Floors: 6
- Drive way
- Thermal acoustic window frames
- Private gross area: 169,10
- Electric gates
- Private condominium
- Central vacuum system
- Laundry
- Basement

Carla Larangeira

Tel: 911142886

Email: carlalarangeira@decisoesesolucoes.com

- Video entry system
- Double glazing
- Main drainage
- Domotics
- Uninterrupted views
- Solar orientation: North
- Balcony
- Orientation: Exterior
- Parking Space
- Security alarm
- Electric shutters
- Central location
- Security door
- Energetic certification: In process
- Mains water
- Renovation year: 2025
- Garage