Luís Ferraz

Tel: 913728566
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Preço: 265 000 €

1	2	✔	65,3 sqm	0 sqm	✔	2025

Ref. DSPAMARLAF19 | Vila Nova de Gaia

T1+1 with Private Terrace

What if you could live in a place where modern design merges with the tranquility of nature?
This T1+1 on the ground floor of The Meadow offers the perfect balance between functionality, style and well-being, with a private outdoor space that invites you to enjoy every moment outdoors.

 A home with more possibilities
Ideal for those who value the privacy of a suite, need an extra versatile space and want to live surrounded by greenery, this T1+1 includes:

 Master bedroom suite, with built-in wardrobe and superior quality finishes
 Additional space (the "+1") that can be used as an office, guest room or reading room – adaptable to your routine
 Kitchen equipped with SIEMENS appliances, integrated with the living room in a modern and cozy atmosphere
 Two bathrooms with wall-hung crockery, countertop sinks and shower trays with glass screens
 Private terrace or garden, ideal for outdoor dining, plants, pets or pure relaxation
 Private gated garage (box) with direct access to the condominium

AMI: 19099 | Rua Agostinho Gonçalves Abreu, Edifício Cristal Center nº283, Fração BC, 4600-752,

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 Finishes that elevate the living experience
Each element has been chosen with attention to detail, to provide durability, aesthetics and comfort:

• FINSA AC6 floating floors in living room, bedrooms and circulation areas – resistance, comfort and sophistication
• Thick ceramic tiles in kitchens, bathrooms and terrace – practical and stylish
• Kitchen furniture in thermolaminate or melamine, designed to withstand time in style
• Panelling and wardrobes in lacquered MDF, which reinforce the premium atmosphere
• False ceilings with built-in LED lighting, creating soft, contemporary ambiences
• Air conditioning with air conditioning and water heating by water heater
• Central vacuum system
• Sunscreens with white blackout screen, motorized – for greater control of light and privacy

 A condominium to live with more quality of life

 Gated community with only 12 homes – tranquility, exclusivity and security
 More than 1,500 m² of private green area, with pedestrian circuit and careful landscaping
 Minimalist architectural design, with exposed concrete facades and metal panels
 Strategic location in Gulpilhares – Vila Nova de Gaia, with quick access to everything that matters:
• Beach 5 minutes away
• Gaia Center 15 minutes away
• Public transport, schools, local shops and quick access to the main roads (A29, A44, EN222)

 More than a house. A lifestyle.

Here you will find space to grow, breathe and live better. A place where nature enters through the window and the stress of the city stays at the door.
Ideal for singles, couples or small families who want more quality, without giving up comfort and urban proximity.

 Schedule your visit and discover the next chapter of your life!

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General features

- Dishwashing machine
- Microwave
- Fitted wardrobes
- Walk-in wardrobe
- Kitchen: Hob, Oven, Microwave, Dishwasher, Exhaust, Combined
- Proximity: Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground, Restaurants, City, Shopping
- Built year: 2025
- Drive way
- Video entry system
- Electric garage gate
- Parking space
- Garage
- Refrigerator
- Air conditioning
- Equipped kitchen
- Laminated floor
- Heating
- Pool, Airport, Beach, Golf course
- Private condominium
- Views: Beach view, Sea views, City view, Urbanization view
- Lift
- Electric gates
- Energetic certification: Exempt
- Furnished