## Hélder Pontes

**Tel:** 918059679

**Email:** helderpontes@dsprivate.com

**Preço: 207 500 €**

| 1 | 1 | ✖ | 45 sqm | 0 sqm | ✔ | 2027 |
|---|---|---|---|---|---|---|

**Ref.** DSPPVARZIMHP48 | Póvoa de Varzim

## New 1 Bedroom Apartment - Center of Póvoa de Varzim

Almirante Residence is a modern and avant-garde development, located in the center of Póvoa de Varzim. Inserted in an area in full urban growth, it benefits from a privileged location, a few steps from the metro stations of Póvoa de Varzim and São Brás, ensuring quick access to all essential services and just a few minutes' walk from the city's beaches.

The building, with only 4 floors, was designed to provide comfort and functionality. All fractions have balconies or terraces in the bedrooms and living rooms, as well as laundry, for greater comfort in everyday life.

This fraction corresponds to a west-facing 1 bedroom apartment, with 45 m² distributed by an open space living room with integrated kitchen, a cozy bedroom with balcony that connects these two rooms. It also includes parking space and storage, and the building has an elevator.

The Almirante Residence is distinguished by the use of excellent materials and equipment, with reference brands such as Cortizo, Schindler, Guardian Sun and Energie, ensuring quality, durability and efficiency. This development is the perfect choice for those looking for modernity, comfort and elegance combined with

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the convenience of the centrality in Póvoa de Varzim! Schedule your visit now to learn more!

# General features

- TV
- Air conditioning
- Equipped kitchen
- Heat pump
- Fire detection
- Thermal blinds
- Wall-hung sanitaryware
- Thermal insulation
- Tilt and turn windows
- Gross Private Area: 45
- Microwave
- Fitted wardrobes
- Kitchen: Hob, Oven, Microwave, Exhaust
- Aluminum frames
- Blinds
- Tilt and turn windows
- Acoustic insulation
- Shower Enclosures
- Proximity: Shopping, Beach, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Restaurants, City

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- Floors: 1
- Kitchenette
- Lift
- Electric shutters
- Walking distance to beach
- Extractor Fan
- Security door
- Solar orientation: West
- Balcony
- Garage
- Built year: 2027
- Drive way
- Views: City view, Urbanization view
- Double glazing
- Electric garage gate
- Central location
- Thermal acoustic window frames
- Energetic certification: A
- Mains water
- Access to people with mobility difficulties
- Parking places number: 1