Luís Ferraz

Tel: 913728566
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Preço: 385 000 €

3	3	✖	156,14 sqm	394 sqm	✔	2025

Ref. DSPAMARLAF31 | Amarante

Last 3 Bedroom Villa in Amarante | 309 m² | 4 Car Garage | Panoramic View

In one of the highest points of Amarante, is this exclusive 3 bedroom semi-detached house, the last available of a distinct set of only 9 units. A property that combines contemporary architecture, generous areas, premium finishes and an absolutely unobstructed view over the city and the surrounding natural landscape.

Key features:

Covered Area: 309 m²
Typology: T3
Status: In the final stages of construction
Expected completion: 2 months
Energy Certification: A
Funding available

Large Garage:
Enclosed garage for 4 cars

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

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Service toilet
Independent laundry
Technical and storage area
Comfort, Light and Functionality:

The villa benefits from excellent sun exposure, providing natural light throughout the day. The large balconies and private patio offer the ideal space for leisure, garden or barbecue area, all with a unique panoramic view over Amarante.

Kitchen & Premium Finishes:
Kitchen equipped with Bosch appliances
Silestone Miami White Countertops
Faucets and sinks in black finish
Contemporary high-end finishes

Design Bathrooms:
Roca Tableware
Hansgrohe taps
Reference decorative ceramic tiles
Shower tray, niches and screens included
Technical Equipment Included:

Air conditioning in all main rooms
300L Heat Pump
Central vacuum
Pre-installation for solar panels
Pre-installation of radiator heating

Strategic Location:
2 minutes from the highway
2 minutes from the center of Amarante
Close to the water park, shops, schools and services
Quiet, valued residential area with excellent accessibility
Customization to Your Liking:

Although it is in the final stages of construction, it is still possible to customize some finishes, making this villa truly tailored to you.

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General features

- Heating
- Refrigerator
- Air conditioning
- Fireplace
- Equipped kitchen
- Home automation pre installation
- Solar panels pre installation
- Air conditioning pre installation
- Aluminum frames
- Tilt and turn windows
- Acoustic insulation
- Proximity: Airport, Mountain, Beach, Golf course, Shopping
- Garden, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground, Restaurants, City, Open field
- Dependent Gross Area: 132
- Floors: 3
- Laundry
- Storage / utility room
- Dishwashing machine
- Microwave
- Fitted wardrobes
- Central vacuum system
- Walk-in wardrobe
- Alarm pre installation
- Kitchen: Hob, Oven, Fridge, Microwave, Dishwasher, Exhaust
- Heat pump
- Blackout blinds
- Wall-hung sanitaryware
- Thermal insulation
- Garden
- Gross Private Area: 177
- Built year: 2025
- Private condominium
- Drive way
- Views: Countryside views, Mountain views, River view, City view, Village view, Urbanization view, Garden view

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- Video entry system
- Electric shutters
- Electric gates
- Main drainage
- Central location
- Extractor Fan
- Thermal acoustic window frames
- Uninterrupted views
- Mains water
- Terrace
- Furnished
- Double glazing
- Electric garage gate
- Pantry
- Quiet Location
- Parking space
- Closed fireplace
- Sealed land area
- Energetic certification: A
- Balcony
- Garage