Leticia Silva

Tel: 966402671

Email: leticiasilva@dsprivate.com

Preço: 395 000 €

2	3	✖	136 sqm	0 sqm	✔	2025

Ref. DSPPORTOAV5 | Matosinhos

Floor 2 Bedroom Duplex Villa Near the Beach

New 2 bedroom duplex house in Perafita | A few minutes from the beach - NOVA

Living by the sea, with comfort, modernity and tranquility — all in the same place.

This duplex floor villa is located in a quiet, low-density residential area, just a few minutes' walk from Cabo do Mundo Beach. A totally renovated project, inside and out, thought out in detail for those who value quality of life, efficiency and contemporary design.

 Main features:

PVC frames with double glazing and mechanical ventilation
Exterior thermal insulation in hood
False ceilings with crown molding for curtains and recessed LED lighting
High durability vinyl flooring in social areas and bedrooms
Built-in cabinets in thermolaminate
Kitchen in lacquered wood and natural leaf, fully equipped with BOSCH appliances

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Pre-installation for electric vehicle charging

 Functional and Modern Distribution:

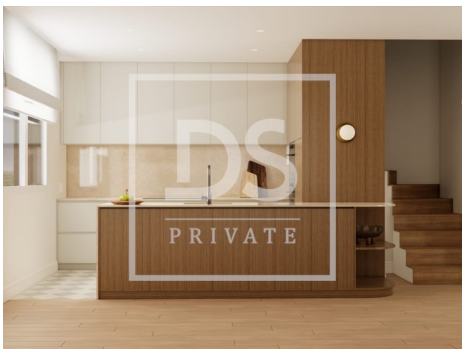
Floor 1 (social area):
Open space kitchen for the dining room
Living room with 28 m²
Service bathroom with laundry area
Two balconies with excellent sun exposure (east/west)

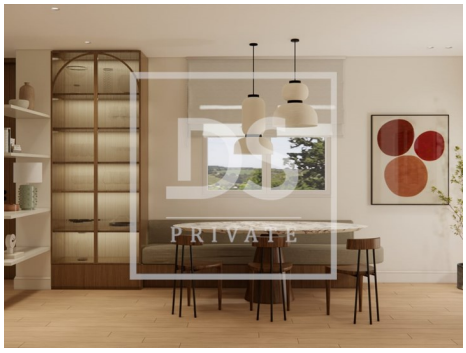
South/west facing outdoor patio — perfect for leisure and socializing

Upper floor (private area):
Two bedrooms, one en-suite
Full support bathroom

Ground Floor:
Garage
Private outdoor area of about 30 m²

 Strategic Location
Ideal for those looking for serenity, proximity to the sea and quick access to the center of Matosinhos and the city of Porto.
This is the right property for those who want to live with comfort, natural light, outdoor space and the sea as a day-to-day setting.





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General features

- Gross Private Area: 136
- Built year: 2025
- Floors: 2
- Drive way
- Video entry system
- Pantry
- Walking distance to beach
- Central location
- Closed fireplace
- Energetic certification: In process
- Mains water
- Gas: Main grid
- Terrace
- Parking places number: 1
- Dependent Gross Area: 31.84
- Duplex
- Laundry
- Views: Sea views, Countryside views, Garden view
- Double glazing
- Main drainage
- Quiet Location
- Parking space
- Thermal acoustic window frames
- Solar orientation: South, East, West
- Balcony
- Renovation year: 2025
- Garage