Renata Sobral

Tel: 933057813

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Preço: 250 000 €

3	2	✖	89 sqm	0 sqm	✖	1996

Ref. DSVNGCANCRED0153 | Vila Nova de Gaia

T3 in Avintes with Transport at the Door and Mainland 2 Minutes Away

T3 in Avintes | Strategic Location | High Potential for Appreciation

3 bedroom apartment with **101.7 sqm**, located in Avintes, municipality of Vila Nova de Gaia, in a consolidated urban area with strong housing demand.

 Valuation factors:

- Immediate proximity to **the mainland of Avintes**
- Public transport at the door
- Easy connection to the center of Vila Nova de Gaia and Porto
- Commerce, schools and services in the surroundings

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 Ideal rental profile:

- Families (T3 typology much sought after)
- Workers displaced to Gaia/Porto
- Traditional medium-term rental market

An area with consistent demand and stability in the rental market, benefiting from the proximity to the Porto-Gaia axis and structuring road accesses.

 Total area: 101.7 m²
 Energy Certificate: Class E

 Excellent choice for:

- Traditional lease
- Medium-term appreciation strategy
- Real estate portfolio diversification

General features

• Kitchen: Hob, Oven, Exhaust

• Proximity: City, Shopping, Hospital, Pharmacy, Schools

• Private gross area: 101,70

• Video entry system

• Quiet Location

• Equipped kitchen

• Built year: 1996

• Lift

• Pantry

• Energetic certification: D

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