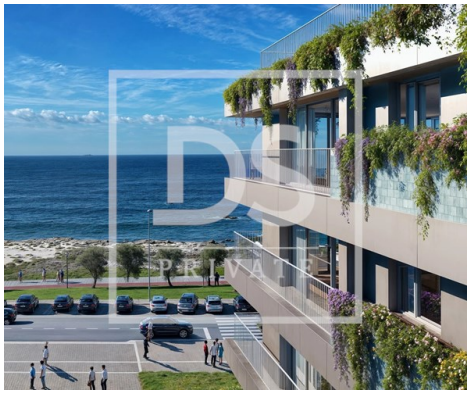
Paulo Vieira

Tel:

Email: paulovieira@dsprivate.com

Preço: 759 000 €



3	4	✔	145,37 sqm	0 sqm	✔	2025

Ref. DSPBRAGAPAV98 | Vila Nova de Gaia

The Breeze - Gated Community, T3 for sale

Welcome to the charming coastal town of Vila Nova de Gaia, where this magnificent 3 bedroom apartment awaits you.

With a privileged location, on the coastal front of Vila Nova de Gaia, this apartment is one of the fractions of The Breeze development.
It is a development that unites nature and urbanism in a unique experience. Promoted and built by the Castro Group, recognized for its excellence in the real estate sector, this project is designed by Ventura +Partners, a nationally and internationally awarded architecture firm. The building has 82 fractions, spread over four distinct entrances, with typologies ranging from T1 to T4.
Fraction of typology T3 (3 Suites), Floor 1, with 145.37m2 of living area, 33.69m2 of balconies and covered porches, 4.7m2 for storage and 2 parking spaces with an area of 25.36m2.

The outdoor space of the development, at the ground floor level, was designed to provide a transition from the hustle and bustle of the public space to the serenity of the dwellings, creating a social area for pedestrian circulation. This clear separation from the public road increases safety, making every day peaceful and welcoming. The condominium has a gym, heated outdoor pool and communal terrace for

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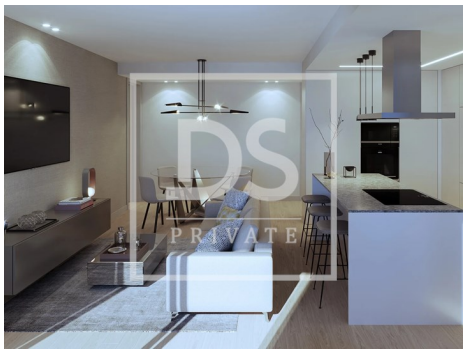
residents to enjoy. It also offers a coworking space, meeting rooms, socializing/games room and multipurpose room with pantry.

The location of this property is simply unbeatable. With easy access to restaurants, shops, beaches and golf courses, you will have everything you need at your fingertips. In addition, the proximity to public transport and points of interest make your commutes quick and convenient.

Vila Nova de Gaia is a coastal treasure filled with natural charms, dining options, and everyday conveniences. Don't miss the opportunity to make this apartment your new home. Come and discover the best that seaside living has to offer. Schedule your visit now!



General features

- Heating
- Air conditioning
- Under floor heating
- Equipped kitchen
- Proximity: Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Refrigerator
- Fitted wardrobes
- Fireplace
- Underfloor
- Garden, Restaurants, City, Open field
- Garden

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- Jacuzzi, Shopping
- Pool, Airport, Beach, Golf course
- Gross Private Area: 145,37
- Built year: 2025
- Laundry
- Kitchenette
- Views: Sea views, Countryside views, Mountain views, Beach view, Marina view, City view, Pool view, Village view, Urbanization view, Garden view
- Video entry system
- Lift
- Double glazing
- Electric gates
- Pantry
- Walking distance to beach
- Gym
- Parking space
- Domotics
- Uninterrupted views
- Solar orientation: North, South, East, West
- Balcony
- Terrace
- Parking places number: 2
- Soccer field
- Dependent Gross Area: 63.75
- Private condominium
- Drive way
- Solar system
- Frontline property
- Security alarm
- Guest cottage
- Electric shutters
- Automatic irrigation
- Main drainage
- Quiet Location
- Central location
- Thermal acoustic window frames
- Security door
- Energetic certification: A+
- Mains water
- Access to people with mobility difficulties
- Garage