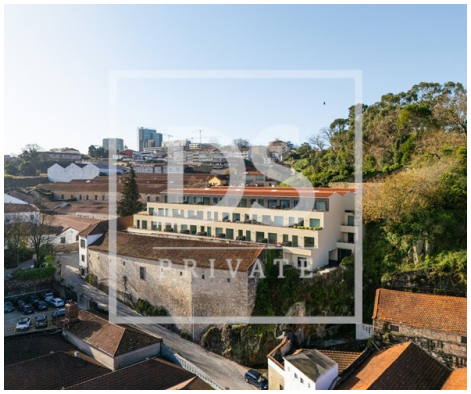
# Luis Magalhães

**Tel:** 926061428

**Email:** luismagalhaes@dsprivate.com


## Preço: 1 400 000 €



| 4 | 3 | ✔ | 138,15 sqm | 0 sqm | ✔ |
|---|---|---|---|---|---|

**Ref.** DSPMAIALM1 | Vila Nova de Gaia

## Four bedroom apartment - Land Roots River Apartments development

At Land Roots River Apartments, you can have the privilege of waking up every day to a unique view of the Douro River and the city of Porto. Live with the Douro at your window.

Located in the historic heart of Vila Nova de Gaia, a few steps from the Gaia Quay, Land Roots River Apartments combines comfort, exclusivity and an unbeatable location. An area full of history, where the emblematic rabelo boats brought Port wine to the cellars.

This magnificent apartment offers the ideal balance between functionality and well-being.

Land Roots River Apartments offers an indoor pool, gym, sauna, Turkish bath, kitchenette, lounge area, changing rooms and green spaces – all designed to provide moments of rest, leisure and conviviality, without having to leave home.

The finishes reflect attention to detail and a commitment to quality: underfloor heating in all rooms, excellent Hyline window frames and fully equipped kitchens with BOSCH appliances.
This 4-bedroom apartment on the 1st floor has 175.45m² of gross private area and 66.97m² distributed

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across 3 balconies with beautiful views of the Douro River and Dom Luís Bridge.

Property Features

4 spacious bedrooms (1 en-suite)
3 complete bathrooms
Large living room
Fully equipped kitchen
Laundry room
Balconies
3 parking spaces

Finishes and Equipment Features:

Aluminum window frames with thermal break, double glazing with solar protection and control
Lacquered cabinets in the kitchen matching the walls
Wardrobes with linen melamine interior and lacquered MDF doors in the bedrooms
Bosch appliances: Induction hob, Oven, Microwave, Extractor hood, Dishwasher, Fridge-freezer, Washing machine and dryer
Underfloor heating
Water pump Heating for Domestic Hot Water
Class A elevator with automatic doors

Common Areas:

Heated indoor pool
Gym
Dry and steam sauna
Garden with solarium

Privileged Location

A few minutes' walk from Gaia Quay and Gaia Marina
Quality schools, services, restaurants and shops
Quick access to the A1 and A44 highways

Why choose this property?

Because it offers spaciousness, natural light, generous outdoor spaces and high-quality construction, all in one of the most valued developments in Gaia. Ideal for families seeking comfort, security, modernity and an excellent residential environment. Future appreciation is practically guaranteed, given the robustness of the project and the highly sought-after location.

Whether for owner-occupancy or investment, we offer complete support to make your transaction safe and efficient.

Don't miss this unique opportunity to live in one of the most stunning settings in Portugal.

If you're looking to live in comfort, with views and history, this is the right place for you.

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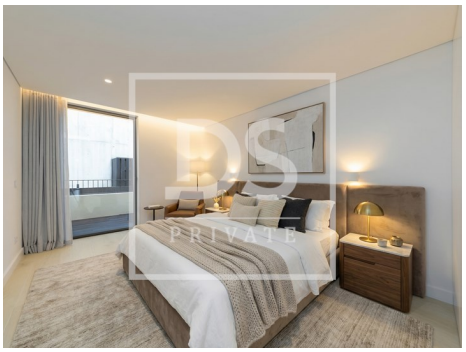
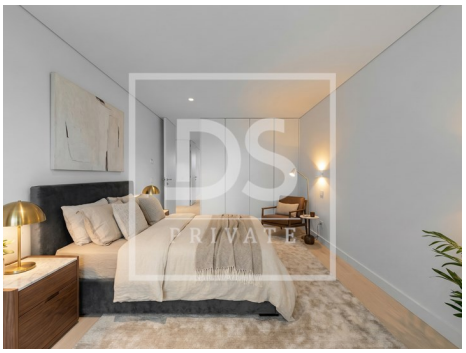
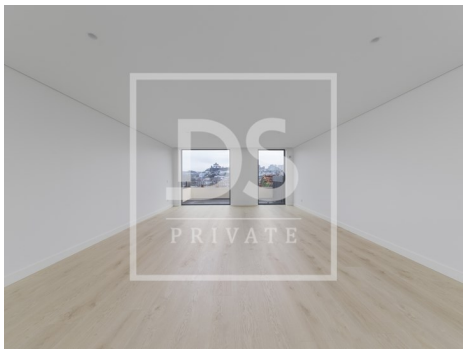
Schedule your visit now.



# General features

- Dishwashing machine
- Microwave
- Air conditioning
- Under floor heating
- Heated towel rails
- Walk-in wardrobe
- Alarm pre installation
- Kitchen: Hob, Oven, Fridge, Microwave, Dishwasher, Exhaust, Water heater
- Underfloor
- Ambient music
- Refrigerator
- Heating
- Fitted wardrobes
- Central vacuum system
- Equipped kitchen
- Home automation pre installation
- Central vacuuming pre installation
- Security cameras, Combined
- Gas central heating
- Thermoaccumulator

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- Heat pump
- Tilt and turn windows
- Proximity: Airport, Beach, Shopping
- Garden
- Gross Private Area: 175.45
- Floors: 1
- Laundry
- Views: River view
- Security alarm
- Double glazing
- Electric garage gate
- Quiet Location
- Central location
- Turkish Bath
- Domotics
- Uninterrupted views
- Balcony
- Parking places number: 3
- Aluminum frames
- Pool
- Garden
- Jacuzzi, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Dependent Gross Area: 66.97
- Private condominium
- Drive way
- Video entry system
- Lift
- Electric shutters
- Electric gates
- Gym
- Extractor Fan
- Thermal acoustic window frames
- Security door
- Energetic certification: B-
- Garage