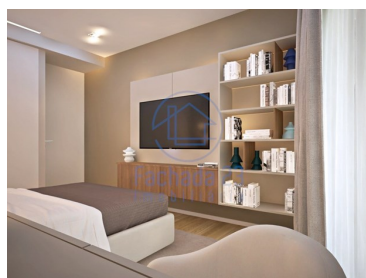
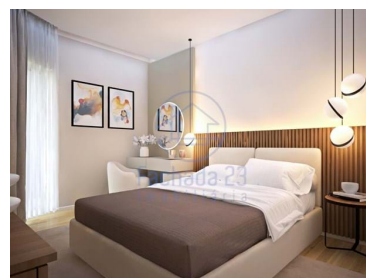




## Cidade da Maia - Apartment



3  
Bedrooms
 3  
Bathrooms
 184,14  
Area (m²)
   
Garage

**467 500 €**  
(EUR €)

### New T3 with terrace in the center of Maia

New T3 with terrace (30.60m²), balcony (3.30m²) and closed garage (28.23m²) in the center of Maia.

Delivery of the property in the 1st quarter of 2024.

#### General features

- Facades clad in aluminum panels like "Alucobond" and natural marble like Moleano.
- Frames with thermal break and double glazing, in colored aluminum.
- Electric aluminum blinds with thermal and acoustic insulation.
- Exterior walls with thermal and acoustic insulation.
- Walls with gables coated with the ETICS system.
- Two elevators (4 and 8 people) with luxury finishing, and floor covered with rectified ceramics.
- Common atriums/Halls with rectified ceramic flooring, walls covered with oak wood veneer and



plaster  
painted.

- Condo room on the top floor.
- Solid waste compartment on the ground floor.
- Mechanical and natural ventilation system, fire detection and carbon monoxide in the basement floors.
- Flooring of parking floors in concrete with fibers and hardener.
- Walls of parking floors in concrete and painted masonry, or equivalent.
- Individual boxed parking.
- Sectional and automatic access gate to the basement floors.

#### Rooms

- Acoustic insulation between floors.
- False ceilings throughout the apartment with crown molding and recesses for curtains.
- Walls coated with projected plaster and painted.
- Floors in the halls, living rooms and bedrooms clad in AC5 beveled floating oak type "Strong Hardine".
- MDF carpentry lacquered in white, with doors up to the ceiling.
- Wardrobes with doors up to the lacquered ceiling.
- Balconies \ Terraces in Garapa deck material, or equivalent in ceramic material.
- Sanitary water heating (DHW) through heat pump.
- Natural and forced ventilation in baths and interior rooms.
- Piped natural gas.
- Cable TV (pre-installation).
- Color video intercom.
- EFAPEL electrical equipment or equivalent.
- Recessed lighting fixtures in ceilings.
- High security entrance doors in the apartments, in oak veneer.
- Complete installation of air conditioning in housing units., on sale as of the present date.

#### Kitchens

- Large rectified ceramic floors.
- Painted projected plaster walls.
- False ceilings with crown molding and built-in lighting.
- Furniture in high gloss lacquered MDF.
- Worktop in Silestone, built-in peep and single lever mixer.
- Coating between furniture in tempered glass lacquered in water green or equivalent.
- Induction hob, oven, combined, dishwasher and microwave, Bosch or equivalent.

#### Baths

- Large format rectified ceramic floors.
- Walls with large-format marbled ceramic parts, contrasting with tinned and ink-painted walls washable.
- T3's service WC with AC5 oak floating wood flooring and painted tinned walls, contrasting with large format rectified ceramic part.
- Sanindusa white sanitary ware, model Urby and Urby Plus, or equivalent.
- Sanindusa SANLIFE toilets or equivalent, to support on furniture.
- Sanindusa white baths and shower trays or the equivalent.
- Ramón Soler type mixers or equivalent.



- Griferías Ramón Soler or equivalent.
  - Furniture suspended lacquered in the toilets, with tapas enchapadas in oak.
- NOTE: - The references of the mentioned materials and equipment can be replaced by equivalents.

## Property Features

- Heating
- Fitted wardrobes
- Proximity: Airport, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Garage
- Floors: 6
- Views: City view
- Lift
- Electric shutters
- Energetic certification: A
- Balcony
- Air conditioning
- Equipped kitchen
- Terrace
- Built year: 2024
- Drive way
- Video entry system
- Double glazing
- Electric garage gate
- Mains water