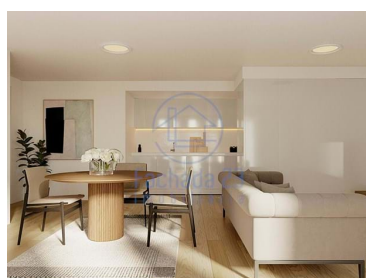
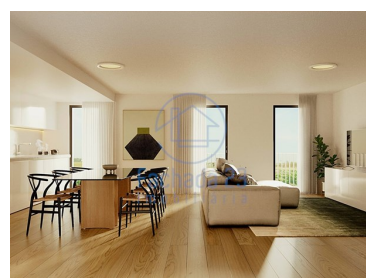




## Vilar de Andorinho - Apartment



3

Bedrooms



2

Bathrooms



137,82

Area (m²)

320 000 €

(EUR €)

### New T3 in Vilar de Andorinho with 2.58m2 balcony and parking space

Excellent 3 bedroom apartment designated as fraction B, with 108.1 m2 of gross area, contains a 2.58m2 balcony and a parking space

New development in Vilar de Andorinho, 10 minutes walk from the new Hospital Santos Silva Metro station.

Designed every corner of this development of 12 apartments, type T3, in Vilar de Andorinho – Vila Nova de Gaia. From detail to detail, where rigor corresponds to the imagination of those looking to live in the urban center, without forgetting good access and tranquility.

A dream that, here, becomes reality.



A world at your doorstep.

All types of commerce and services at the door (bakeries, sweet shops, restaurants, cafes, supermarkets, schools...)

Nearby:

1 km away from the new Santos Silva Metro station.  
Very close to the extension of the yellow Metro line.  
Bus stop at the door.

5 good reasons to choose to live here?

Rigor and demand in construction  
Peace and tranquility  
Proximity to services  
Good access  
Excellent location

Ready to Move in late 2024.

Multifamily building consisting of 12 units, all T3. Designed to address the lack of housing for larger families with an excellent quality/price ratio.

Composed by:

Garage on the ground floor as the entrance to the building.  
1st, 2nd and 3rd floors with 4 houses per floor.  
All units with balconies and covered outdoor parking.

Finishing map:

- White lacquered carpentry
- False ceilings in all rooms
- Bath floor in matte white rectified ceramic material
- Covering the bathroom walls in matte white rectified material
- Kitchen furniture with white laminate finish
- Kitchens equipped with vitroceramic stove, oven, mechanical extraction, refrigerator and microwave
- Kitchen counter and lining between furniture in white compact quartz
- Floors in bedrooms, living rooms and kitchen in floating oak vinyl
- Sanitary installations equipped with suspended crockery
- Pre-installation of air conditioning in the living room and bedrooms
- Security doors for access to residences
- Taupe color lacquered aluminum frames with thermal break and double glazing
- External coverings in exposed brick (Vale da Gandra)



- Installation of a heat pump to heat sanitary water
- 1 parking space for each house.
- Common storage for the condominium.
- 1 Lift.

Sale conditions:

10% deposit upon purchase and sale agreement

10% signal booster

80% remaining at the time of the Purchase and Sale Deed

Come meet

## Property Features

- Fitted wardrobes
- Air conditioning pre installation
- Garden
- Floors: 3
- Kitchenette
- Video entry system
- Double glazing
- Main drainage
- Central location
- Energetic certification: A
- Mains water
- Equipped kitchen
- Proximity: Shopping, Restaurants, City, Open field, Hospital, Pharmacy, Public Transport, Schools, Playground
- Built year: 2024
- Drive way
- Views: Countryside views, Urbanization view
- Lift
- Electric garage gate
- Quiet Location
- Security door
- Solar orientation: East, West
- Balcony