



**€1,450,000**

Ref: DL25604

475 sqm

4 bedroom villa, duplex, with 288 sq m, front river view, terrace of 107 sq m, balcony of 41 sq m, 4 parking spaces in b...

Telephone: +351 213 471 603

Email: [info@portugalhomes.com](mailto:info@portugalhomes.com)

Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940

logo not

## Property Description

4 bedroom villa, duplex, with 288 sq m, front river view, terrace of 107 sq m, balcony of 41 sq m, 4 parking spaces in box and storage room in Vila Nova de Gaia.

Front view of the river to the city of Porto, on the first line of the river.

This villa is part of a new private condominium whose work has just been completed in Vila Nova de Gaia, on the south bank of the Douro River, and stands out for its spacious areas.

This new residential development will have 23 apartments and 3 villas with areas between 79 and 288 m<sup>2</sup> and typologies between T1 and T4, with outdoor spaces, garage, storage room and stunning views over the Douro River and the city of Porto. A brand new construction, with superior quality finishes, following very demanding architectural standards.

Located on one of the last luminous slopes of this bank, a quiet and privileged area of Gaia, the project, built on the terraces of the riverbank, benefits from the perfect combination between nature and the Douro River.

- On the -1 floor you will find the box garage with 4 parking spaces
- On floor 0 there is a large living room with 58 m<sup>2</sup> and access to a private terrace with 146 m<sup>2</sup>, a dining room with 17.50 m<sup>2</sup>, kitchen, laundry, guest bathroom and storage room
- On the 1st floor are the four bedrooms, all en-suite (13 m<sup>2</sup>, 18 m<sup>2</sup>, 19 m<sup>2</sup>, 25 m<sup>2</sup>)

Top quality finishes:

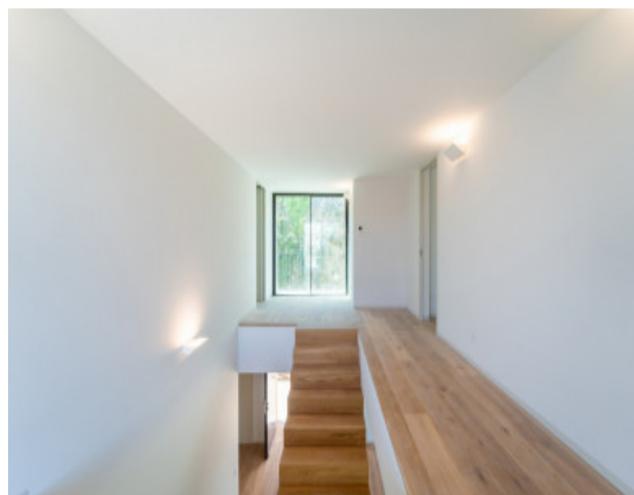
- Double window frames with thermal cut
- Electric shutters
- Natural stone in the bathrooms
- Air conditioning
- SMEG Appliances

The tourist region of Vila Nova de Gaia is in full transformation. In addition to the cellars of the Douro River, the historic centre of Gaia will benefit from one of the largest projects in the region, the World of Wine - a large commercial and tourist centre composed of museums, restaurants, shops, among other attractions.

- 2km from the Arrábida Bridge with connection to Porto
- 10 minutes from Gaia Shopping, where you will find a supermarket, and all kinds of commerce and services
- 10 minutes from Holmes Place Gym
- Easy accessibility to the North/South motorway

New private condominium filled by the Douro River!

# Gallery



logo

Telephone: +351 213 471 603

Email: [info@portugalhomes.com](mailto:info@portugalhomes.com)

Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940

## Additional Details

Telephone: +351 213 471 603

Email: [info@portugalhomes.com](mailto:info@portugalhomes.com)

Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940

logo

## Site Floorplan

logo

Telephone: +351 213 471 603

Email: [info@portugalhomes.com](mailto:info@portugalhomes.com)

Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940