







€650,000

Ref: RS-R2113432A21

215 sqm

T4 with terrace overlooking the Douro River inserted in the Leaving SeaCondominium Living Sea is a development in Foz do...

- Central heating
- Indoor Parking
- Dishwasher
- A/C
- Video Intercom
- Extractor Hood
- Lift
- Fire Alarm System
- Oven

Telephone: +351 213 471 603
Email: info@portugalhomes.com
Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940

logo
Image not

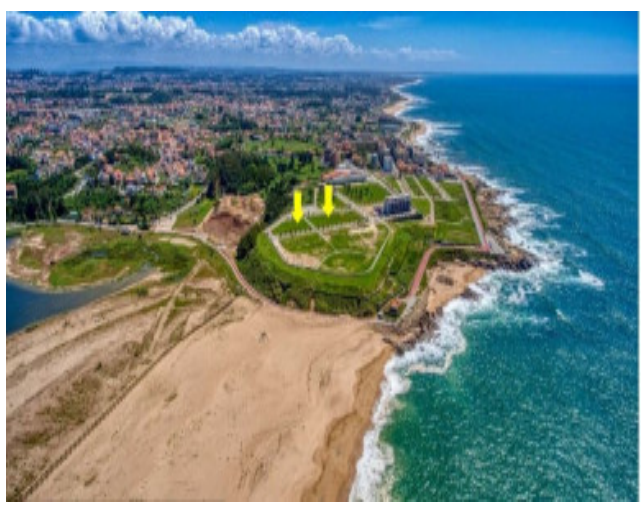
Property Description

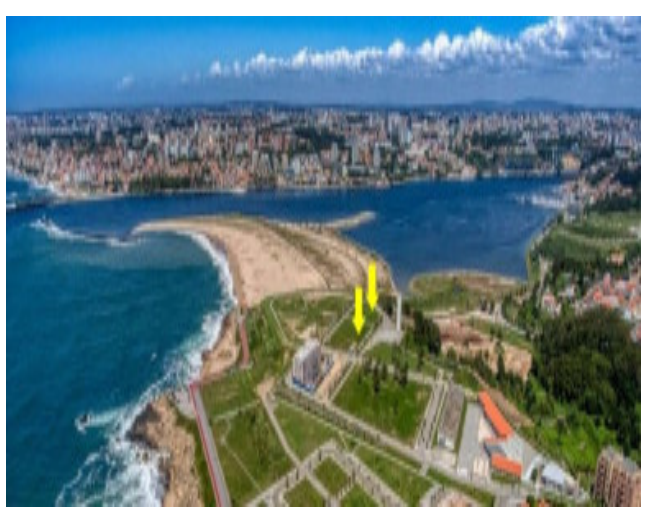
T4 with terrace overlooking the Douro River inserted in the Leaving Sea

Condominium Living Sea is a development in Foz do Rio Douro, located in Afurada (Seca do Bacalhau), in Vila Nova de Gaia. It consists of 45 apartments divided into 4 floors, with typologies from T2 to T5 and areas between 118.3 m2 and 376.7 m2, all with private parking and balconies overlooking the Atlantic Ocean and the Douro River. Points of interest and amenities: Francisco Sá Carneiro Airport 18km – 18min by car; Port of Leixões Cruise Terminal 14Km away – 19min by car; Gaia Marina at 2.5km - 4min by car; S. Paio Park (Gaia City Park) - 100m; Bike path/promenade by the sea and riverside at 1 min on foot; Beaches at 300m - 4 min walk; Restaurants at 600m; Hypermarkets 1.5 km away – 4 min by car; Shopping Centers at 5.8km – 11 min by car; Hospital da Luz Arrábida at 4.8km -10 min by car; Public Transport/Bus at 500m - 6min on foot; Lavadores Basic School 1Km away - 12 min walk; Canidelo Secondary School 3.5km away - 7 min by car; Petrol Stations at 2km - 5 min by car; CTT and Pharmacies at 1.5km - 4 min by car; Access to the A1 at 5.5km - 9min by car; Porto city at 5.5km – 10min by car; Gyms at 1km - 3 min by car; Sport Clube Canidelo at 2.6km - 7min by car; Clube Natação Onda Azul at 8.2km – 16min by car. FINISHES MAP:

GENERAL ASPECTS STRUCTURE executed in reinforced concrete with direct foundations, reticulated structure of pillars and beams, with solid slabs, calculated according to the regulatory standards in force, including safety against wind and earthquakes. EXTERIOR WALLS executed in Preceram type ceramic thermal and acoustic brick masonry, with air box and thermal/acoustic insulation. The interior walls will also be in ceramic brick. FLOORS with lightweight concrete fillings to enclose all technical networks (water, sewage, electricity, telephones, gas and air conditioning networks). Application of polyethylene screen for acoustic insulation and regularization screed to support the final finish. Inverted flat roof, consisting of a light concrete pendant, waterproofing with double asphalt sheet, thermal insulation with extruded polystyrene “Roofmate” type, geotextile and mechanical protection with rolled pebble. EQUIPMENT / COMFORT Electric ELEVATOR with capacity for 8 people, with silent, smooth and energy efficient operation - Class A, with automatic doors and LED lighting; HEATING and COOLING by multisplit system with LG Deluxe indoor wall units, or equivalent. HEAT PUMP for Ariston sanitary water heating, or equivalent. FRAME in aluminum with thermal cut type Cortizo Cor Vision and Cor 60, with lacquered finish, including double glazing with thermal solar protection. BLACK-OUTS Sanca to allow the installation of blackouts or curtains from the inside. Includes provision of motorized blackouts in rooms; Mechanical and independent VENTILATION in kitchens and sanitary installations; INSULATION with polyethylene acoustic screen between the floors of the dwellings. Acoustic insulation w/ Mineral wool on the walls between fractions and thermal insulation on the outer walls with extruded polystyrene; VIDEO color intercom; Hydraulic INSTALLATIONS, Electricity, Telephones, TV and Natural Gas. LIGHTING with indirect light moldings and spotlights on the ceilings; PRIVATE PARK with access to the basement through an automatic sectional gate with remote control; ECOPONTO on the access road to the enterprise for the selective collection of undifferentiated solid waste, glass, paper and packaging; CONDOMINIUM ROOM; OUTSIDE LANDSCAPING ARRANGEMENT in common areas, with water mirror, playground and outdoor living/leisure areas. SECURITY SECURITY DOOR at the entrance to the Houses; FIREPROOF DOORS in access to stairwells and basements; Fire and Carbon Monoxide Detection System in garages; Fire fighting system in common areas Automatic lighting system activated by motion sensors and emergency lighting in common areas. CCTV system in common areas Rch and Caves; ENTRANCE HALL FLOOR: Oak wood, multilayer with final layer of noble wood; BASEBOARD: water-repellent white enameled MDF with fin; WALLS: Plastering with Seral type designed stucco; CEILING: 13mm thick plasterboard. KITCHEN FLOOR: Ceramic 60x60 Emotions Ceramics Naos Blanco, or equivalent; WALLS: Plastering with Seral type designed stucco; CEILING: 13mm thick plasterboard, including moldings for lighting and curtains; COUNTERTOP: Base: Top and space between furniture with Black Angola Granite or Estremoz Ruivina Marble; Alternative with Silestone Branco Norte or Silken Pearl (Additional Value €2,100 T2/T3, €2,500 T4/T5); EQUIPMENT/OS: Ceramic hob, oven, microwave, dishwasher and BOSCH combi fridge or equivalent;

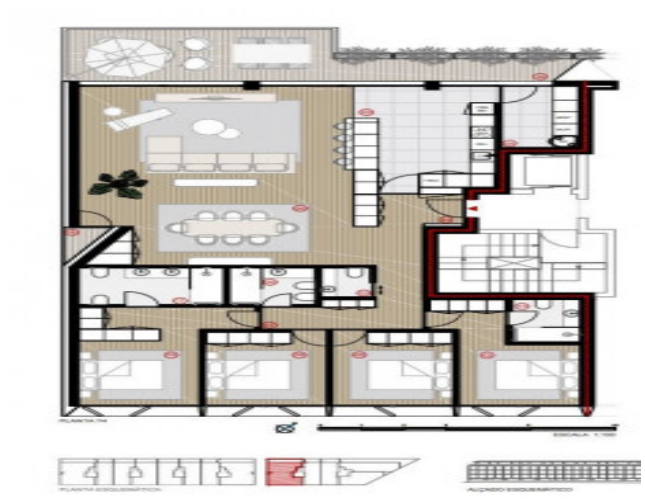
Gallery






Praia Cabedelo do Douro

Parque São Paio




logo

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Additional Details

Attributes

Status	Net Area	Gross Area
Available	215sq m	215sq m
Year Built		
2022		

Property Features

Central heating	A/C	Lift
Indoor Parking	Video Intercom	Fire Alarm System
Dishwasher	Extractor Hood	Oven
Refrigerator	Washing Machine	Sea View
River View		

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Site Floorplan

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