







# €925,000

Ref: RS-R21396A

145 sqm

3 in Douro Atlântico development with sea and river views3 bedrooms, 3 bathrooms, one of which is a suite, has a laundry...

- A/C
- Video Intercom
- Oven
- Lift
- Dishwasher
- Refrigerator
- Indoor Parking
- Extractor Hood
- Sea View

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

logo

## Property Description

3 in Douro Atlântico development with sea and river views

3 bedrooms, 3 bathrooms, one of which is a suite, has a laundry room and a 17.20 m2 balcony

Excellent solar orientation of SW/NW/NE.

Integrated into the Douro Atlântico III development; Still under construction, delivery is expected in October 2024.

It is a project that stands out for its modern architecture and excellent location, placing the River and the Sea in a single landscape. Distinguished by attention to every detail, the interior of the apartments benefits from natural light, excellent acoustic and thermal insulation and large spaces that extend into spacious and refined balconies. The Douro Atlântico III apartments have everything you need for a quality experience, as you always dreamed of.
With excellent construction quality and a superior level of finishes, paying attention to details that provide a comfortable, sophisticated and modern environment.

The views of the river and the sea give all apartments the tranquility, well-being and privacy so desired. Facing the source of the Douro River and the Atlantic Ocean, Douro Atlântico is located in one of the most emblematic places in Porto: the Vila Nova de Gaia waterfront, next to the Douro Estuary Local Nature Reserve.

The excellent location of this development puts services and access even closer. Discover some of the perks of living in the largest city in the North of Portugal: Cais de Gaia, several bars, Arrábida and Gaia Shopping, Port Wine Cellars, WOW, Antiga Seca do Bacalhau, Parque de S. Paio and Parque de Lavadores.

GENERAL ASPECTS STRUCTURE
- safety in wind and earthquakes.
EXTERIOR WALLS
- thermal/acoustic insulation.
HEATING and COOLING by multisplit system with LG Deluxe indoor wall units, or equivalent.
Minimalist aluminum frames with thermal cut type Cortizo Cor Vision, with lacquered finish, including double glazing with thermal solar protection.
BLACK-OUTS Molding to allow the installation of blackouts or curtains inside. Includes
provision of motorized blackouts in rooms;
Color video intercom;
Natural gas.
PRIVATE PARKING with access to the basement through an automatic sectional gate with remote control
distance;
ECOPONTO
SECURITY DOOR at the entrance to the Rooms;
FIRE DOORS at access to stairwells and in 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;

FLOORS: Oak wood, multilayer with final layer of noble wood;

KITCHEN COUNTER: Base: Top and space between furniture with Angola Black Granite;
Alternative with Silestone Branco Norte (Added value €2,400 T2/T3, €5,300 T4);
EQUIPMENT: Ceramic hob, oven, microwave, dishwasher and combined refrigerator from BOSCH or equivalent;
ACCESSORIES: High curved spout mixer with swivel spout A+ water efficiency from W7, with recessed stainless steel sink.

FLOOR: Oak wood, multilayer with final layer of noble wood;
WC FITTINGS: ROCA wall-hung toilet and bidet model The Gap Round with hidden fixings, or equivalent;
OLI flush toilet systems built into the wall, or equivalent;
Suspended furniture in water-repellent MDF veneered in oak wood with drawers or doors;
ROCA freestanding washbasin model The Gap Round, or equivalent;
Extra-flat acrylic shower base from ASD or Extra-flat bathtub from ASD, or equivalent.
Accessories: PERLA single-lever taps from W7 with A+ water efficiency, heated towel rail. Mirror.

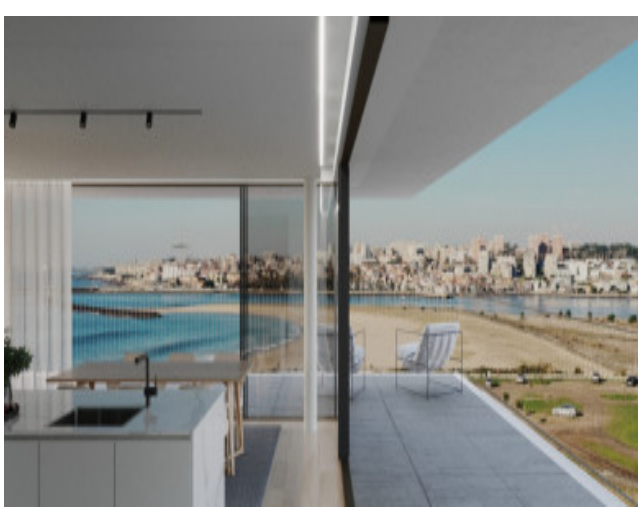
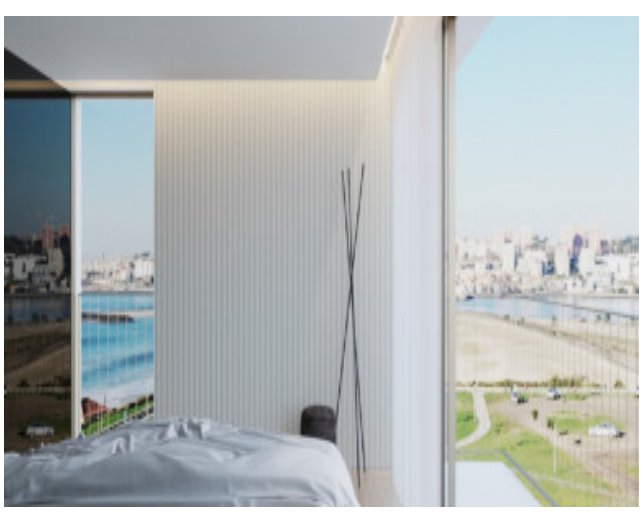


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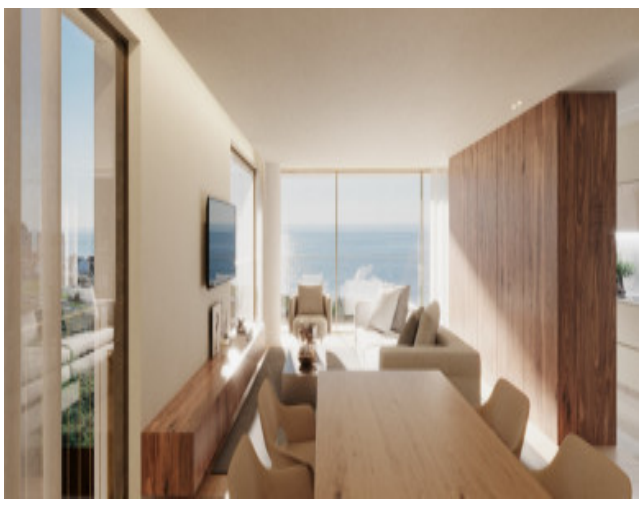
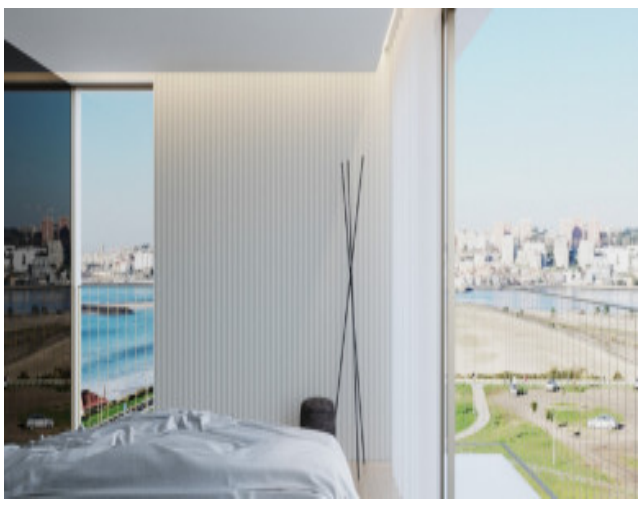
# Gallery








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## Additional Details

### Attributes

| Status | Net Area | Gross Area |
|---|---|---|
| Available | 145sq m | 145sq m |
| **Year Built** | | |
| 2023 | | |

### Property Features

| | | |
|---|---|---|
| A/C | Lift | Indoor Parking |
| Video Intercom | Dishwasher | Extractor Hood |
| Oven | Refrigerator | Sea View |
| River View | | |



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# Site Floorplan



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