

€600,000

Ref: RS-R21483B

140 sqm

T2 in Douro Atlântico development with sea and river views 2 bedrooms, 2 bathrooms, one of which is a suite, has la...

- A/C
- Bank
- Refrigerator
- Lift
- Dishwasher
- Sea View
- Indoor Parking
- Oven
- River View

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

## Property Description

### **T2 in Douro Atlântico development with sea and river views**

2 bedrooms, 2 bathrooms, one of which is a suite, has laundry and a 13.25m<sup>2</sup> balcony  
Excellent solar orientation of SW/NW/NE.

Integrated into the Douro Atlântico III development; Still under construction, delivery is expected in October 2025.

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** made of reinforced concrete with direct foundations, reticulated structure of pillars and beams, with solid slabs, calculated according to regulatory standards in force, including the safety in wind and earthquakes.

**EXTERIOR WALLS** made of masonry thermal and acoustic ceramic brick, with air gap and thermal/acoustic insulation. The interior walls They will also be made of ceramic brick.

**FLOORS** with lightweight concrete fillers for involvement of all technical networks (service networks) water, sewage, electricity, telephones, gas and air conditioning). Application of polyethylene screen for acoustic insulation and leveling screed for final finish support.

**INVERTED FLAT ROOF**, consisting of light concrete pendant, waterproofing with double asphalt screen, thermal insulation with extruded polystyrene type "Roofmate", geotextile and mechanical protection with pebbles.

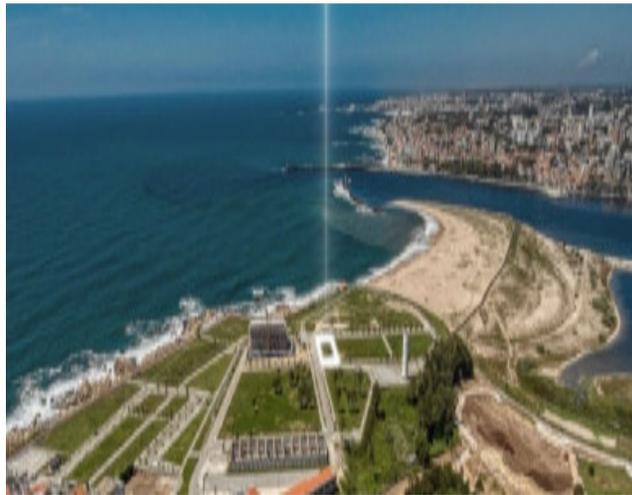
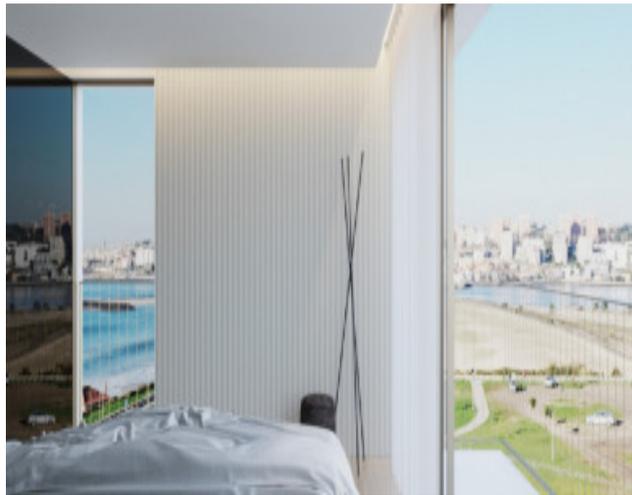
#### EQUIPMENT / COMFORT

**ELECTRIC ELEVATOR** with capacity for 8 people, with silent, smooth operation and energy efficient - Class A, with doors automatic and LED lighting;

**HEATING and COOLING** per system multisplits with Deluxe indoor wall units from LG, or equivalent.

HEAT PUMP for water heating  
Ariston sanitary fittings, or equivalent.  
Minimalist aluminum frames with cutting  
thermal type Cortizo Cor Vision, with lacquered finish,  
including double glazing with thermal solar protection.  
BLACK-OUTS Molding to enable the installation of  
blackouts or curtains inside. Includes  
provision of motorized blackouts in rooms  
Mechanical and independent VENTILATION in  
kitchens and sanitary facilities;  
INSULATION with acoustic polyethylene screen  
between the floors of the houses. Isolation  
acoustic with mineral wool on the walls between fractions and  
thermal insulation on exterior walls with  
extruded polystyrene;  
Color video intercom;  
Hydraulic INSTALLATIONS, electricity, telephones,  
TV and Natural Gas.  
LIGHTING with indirect light moldings and spotlights  
light on ceilings;  
PRIVATE PARKING with access to the basement via  
automatic sectional gate with remote control  
distance;  
ECOPONTO on the access walk to the  
enterprise for selective waste collection  
undifferentiated solids, Glass, Paper and Packaging.  
SECURITY  
SECURITY DOOR at the entrance to the Rooms;  
FIRE DOORS on access to the fire boxes  
stairs and in basements;  
Fire and Monoxide Detection System  
carbon in garages;  
Fire fighting system in common areas  
Automatic lighting system activated by  
motion sensors and lighting  
emergency in common areas.  
CCTV system in common areas Rch and Caves;

# Gallery



logo

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## Additional Details

### Attributes

<b>Status</b> Available	<b>Net Area</b> 140sq m	<b>Gross Area</b> 140sq m
<b>Year Built</b> 1900		

### Property Features

A/C	Lift	Indoor Parking
Bank	Dishwasher	Oven
Refrigerator	Sea View	River View

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## Site Floorplan

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