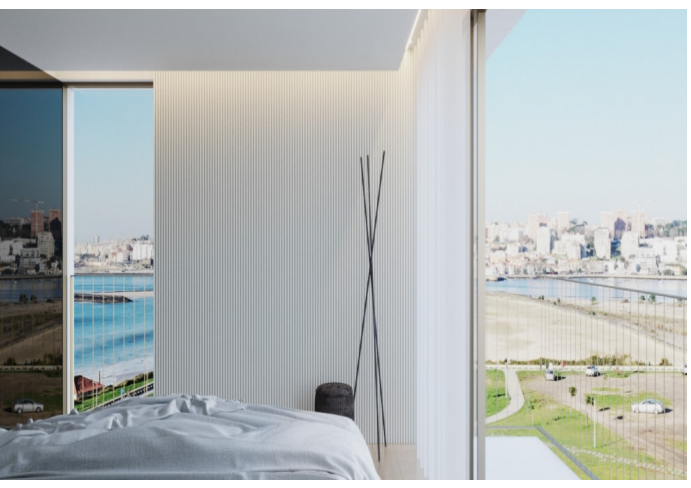








€600,000

Ref: RS-R21483B

140 sqm

T2 in Douro Atlântico development with sea and river views2 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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logo

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 13.25m2 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.

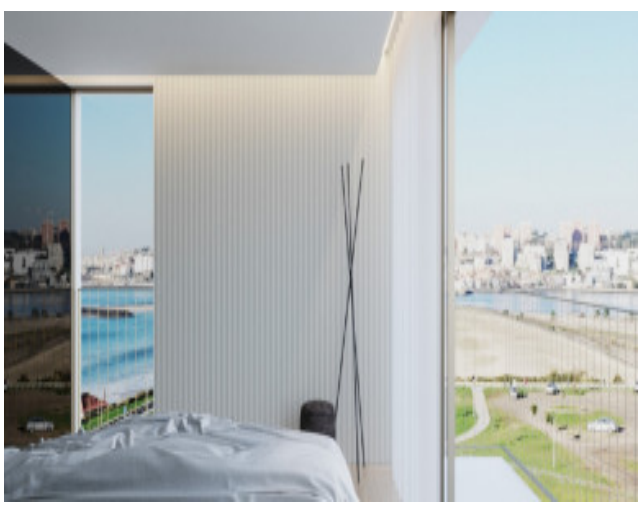
The excellent location of this development puts services and access even closer. Discover some of the perks of living in the largest city in the North of Portugal: Cais de Gaia, several bars, Arrábida and Gaia Shopping, Port Wine Cellars, WOW, Antiga Seca do Bacalhau, Parque de S. Paio and Parque de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

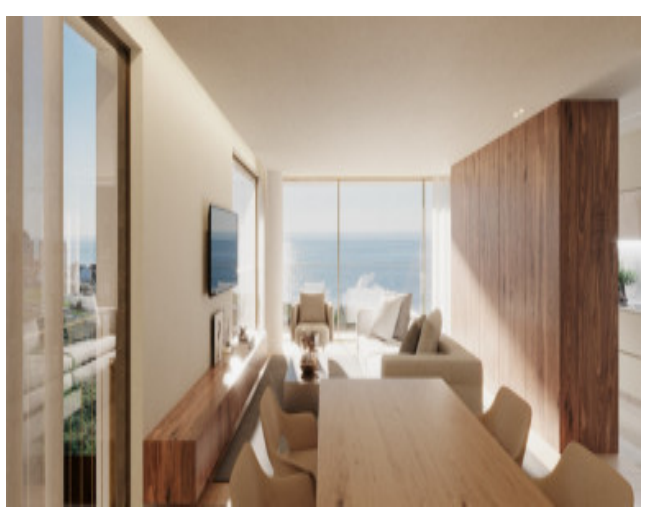
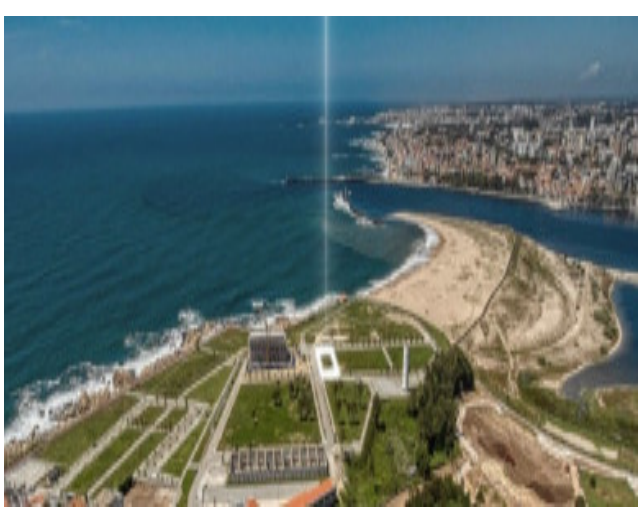
GENERAL ASPECTS
STRUCTURE made of reinforced concrete with
direct foundations, reticulated structure of pillars and
beams, with solid slabs, calculated according to
regulatory standards in force, including the
safety in wind and earthquakes.
EXTERIOR WALLS made of masonry
thermal and acoustic ceramic 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.

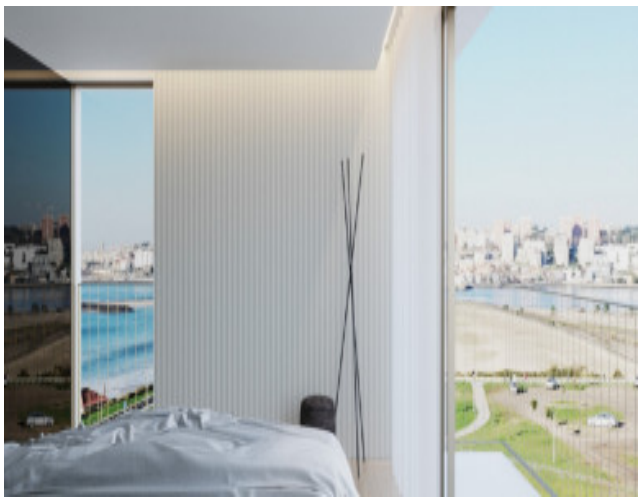
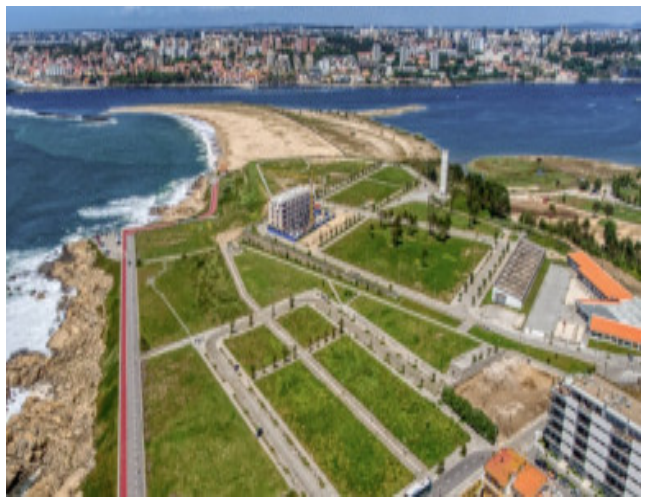
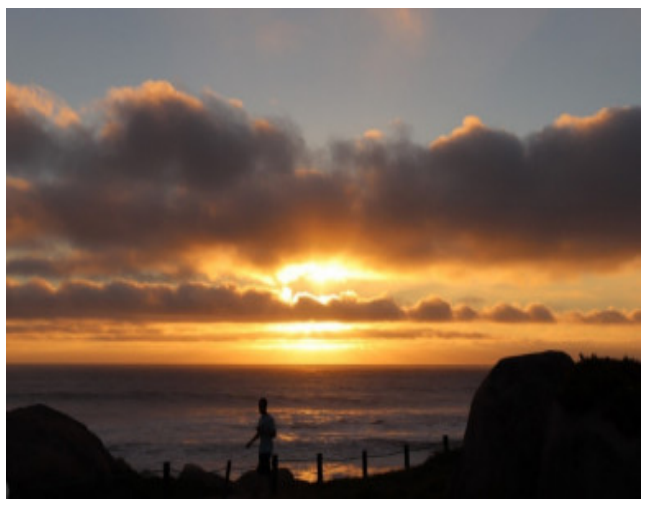
HEAT PUMP for water heating
Ariston sanitary fittings, or equivalent.
Minimalist aluminum frames with cutting
thermal type Cortizo Cor Vision, with lacquered finish,
including double glazing with thermal solar protection.
BLACK-OUTS Molding to enable the installation of
blackouts or curtains inside. 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;

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Gallery



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Additional Details

Attributes

Status	Net Area	Gross Area
Available	140sq m	140sq m
Year Built		
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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