



**€290,000**

Ref: RS-R21755

81 sqm

Two-Bedroom Apartment with Terrace and Garage Comprising: A living room, an equipped kitchen, two bedrooms (one with acce...

- A/C
- Water Boiler
- Lift
- Indoor Parking

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

## Property Description

### Two-Bedroom Apartment with Terrace and Garage

**Comprising: A living room, an equipped kitchen, two bedrooms (one with access to the balcony), a bathroom, and a 11 m2 suite with access to the balcony.**

The ORIENTAL PARK residential condominium is a new housing project in Campanhã, close to Parque Oriental and the future Estádio do Dragão-Gondomar metro line.

It is located in an up-and-coming area of ☐☐Porto, with excellent road access (A43/Circunvalação) and public transportation (STCP Metro - line 400).

The residential condominium consists of three interconnected buildings with 18 apartments ranging from studios to two-bedroom apartments and a shared basement for parking.

ORIENTAL PARK WAS DESIGNED BY LANDSCAPE ARCHITECT SIDÔNIO PARDAL. ACCORDING TO THE AUTHOR, THE PROJECT CONSISTED OF "TRANSFORMING A COMPARTMENTED AND ROUGH SPACE OF FIELDS INTO A NATURAL, GRASSY, TREE-COVERED NETWORK OF PATHS WHERE PEOPLE CAN ENJOY SPENDING THEIR FREE TIME IN PEACE."

IN THE SURROUNDINGS OF ORIENTAL PARK ARE TWO MAJOR PROJECTS FOR THE CITY: THE PORTO INTERMODAL TERMINAL, THE CITY'S RAIL AND BUS HUB. THE M-ODU (FORMER PORTO SLAUGHTERHOUSE) IS IN THE FINAL STAGES OF CONSTRUCTION, WITH RESTAURANT SPACES, OFFICES, ART GALLERIES, AND MUSEUMS, WITH THE CAPACITY TO HOUSE OVER 2,300 PEOPLE. Note: WORK IS EXPECTED TO START IN THE 4TH QUARTER OF 2025 AND BE COMPLETED IN THE 2ND QUARTER OF 2027.

#### Materials:

Dry areas: Swiss Krono floating flooring or equivalent

Wet areas: 60x60 ceramic tile

#### WALLS

Dry areas: Painted drywall.

Wet areas:

Kitchen: Compact marble agglomerate on the countertop and between the cabinets. WC: 10x10 ceramic tile

#### CEILINGS

Dry areas: plasterboard false ceilings

Wet areas: water-repellent plasterboard false ceilings

#### INSULATION BETWEEN ROOMS

Walls between adjoining residences in thermal block

Plasterboard and insulation

#### CARPENTRY

Doors and cabinets: Lacquered MDF

Kitchens: Lacquered MDF

#### SANITARY INSTALLATIONS

Sanindusa or equivalent wall-hung sanitary ware

Novelda, Sanindusa sink

IKO, Valadares resin shower tray

Mirror

OFA or equivalent single-lever mixer taps

#### MISCELLANEOUS EQUIPMENT

Portrisa or equivalent security doors

Anodized aluminum frames with double glazing and thermal break

Candy or equivalent appliances

EFAPEL electrical control equipment or equivalent

LED projectors

Video intercom

Sanitary water heating by heat pump

Stainless steel dishwasher and OFA or equivalent single-lever mixer tap

Orona or equivalent elevators

Pre-installation of air conditioning

Enviar feedback e opiniões

Painéis laterais

Histórico

Guardado

logo

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# Gallery



**T2 Fração A-41**

ÁREA TOTAL	90m <sup>2</sup>
ÁREA DE GARAGEM	37,05
VANAS	3,02
TERRAÇO	9,02

**DIVISÕES**

SALA/COZINHA	32,02
SUÍTE	20,02
WC	3,02
QUARTO	0,02

PLANTA DE DISTRIBUIÇÃO



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## Additional Details

### Attributes

<b>Status</b> Available	<b>Net Area</b> 81sq m	<b>Gross Area</b> 81sq m
<b>Year Built</b> 1900		

### Property Features

A/C	Lift	Indoor Parking
Water Boiler		

## Site Floorplan

logo

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