







€1,250,000

Ref: RS-R21594

206 sqm

Excellent T2 in Foz on top of the riverApartment with a gross area of □□205.5m2 with two suites and living r...

- Central heating
- A/C
- Lift
- Balcony
- Gym
- Indoor Parking
- Video Intercom
- Bank
- Dishwasher

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logo
Image not

Property Description

Excellent T2 in Foz on top of the river

Apartment with a gross area of □□205.5m2 with two suites and living room with balcony and terraces with 88m2 of outdoor area with colossal views over the river in Foz do Douro.

It comprises: entrance hall, a guest bathroom, a beautiful living room with a terrace with wonderful views over the river to the west that connects to a modern and equipped fully lacquered kitchen with a laundry area. After a corridor we have two great suites, one with a balcony and the other with a good terrace. Apartment with lots of natural light
This apartment has air conditioning, heating, automatic lighting with presence sensors, two parking spaces, storage and gym on the top floor.

A few minutes walk from the Catholic University, OBS, Liceu Francês Foz do Douro, close to the sea, Parque da Cidade, Commerce and services, traditional shops, restaurants, charming hotels, Mercado da Foz, etc. and excellent access to entrances and exits from Porto
It is located in the prime area of □□Foz do Douro with incomparable views, the minimalist architecture and the garden areas of the building make this place even more enchanting, visit us!

INTERIOR OF THE ROOMS
COMMON SPACES AND ROOMS
FLOOR AND BOOTERS
Floor: Poplar multilayer flooring;
• with 3 mm oak veneer;
• 175 mm wide and 14 mm thick;
• not chamfered, sprayed with super matt paint and brushed;
• from JPINTOLEITAO.
Skirting board: embedded in internal walls;
• in water-repellent MDF;
• 100 mm high and painted in the same color as the walls.
CABINETS
Cabinets: with mdf structure and 15 mm plywood doors;
• white lacquered RAL 9010;
• with a line of LEDs for shelves;
• air-less technology on the external face and protective pore cover on the internal face, in color from the wall;
• recessed handle.
LIGHTING
Indirect lighting with crown molding;
Ineslam Soul 1065 type lighting;
Ceiling connections for luminaires of the customer's choice.
CONCEALMENT SYSTEM
Electric shutters:
• Roller screen in screen fabric, with motor drive for areas common;
Blackout curtains, opaque white, for bedroom areas.
Spaces provided for placing curtains.
KITCHEN
Kitchen cabinet design to be defined by ARCLINEA.
Floor: multi-layer poplar flooring;
• with 3 mm oak veneer, 175 mm wide and 14 mm thick.
• not beveled, sprayed with super matte paint and brushed.
• suitable for use in damp spaces.

• from JPINTOLEITAO.
COUNTERTOP AND CABINETS
Material to be defined according to the design and materials indicated by the company ARCLINEA.
Convivium Handle range, Armor White.
EQUIPMENT
Induction hob: from MIELE, model KM 7677 FL.
Dishwasher: fully integrated MIELE model G 7360 SCVi AutoDos.
Integrable oven: MIELE model H 7464 BP, black.
Integrable microwave: from MIELE model M 2230 SC.
MIELE fully integrated refrigerator model K 37272 iD
MIELE fully integrated freezer model FNS 37402 i
Fully integrated hood from MIELE model DA 2698
MIELE combination model KFNS 37432 iD.
KITCHEN TAP
Single-lever sink, swivel spout, Model GINGER, chrome finish.
Ref.: 1070524C, from Bruma.
DISHWASHER
RODI stainless steel BOX LUX 55 built-in bottom sink, with
drainer on the counter.
LIGHTING
90 LED RECESSED ceiling-integrated lighting from IGUZZINI.
Ceiling lighting Tubo 70 O/M, by architect Eduardo Souto Moura, from Osvaldo
Matos.
SANITARY FACILITIES
MASTER SUITE
Floor: RMC compact marble.
Wall covering: in RMC compact marble, up to 210 cm high.
Ceiling: plasterboard with acoustic insulation painted white RAL 9010.
Lighting: integrated type Ineslam Soul 1065.
FLOOR AND WALL COATING
Floor and wall covering: combined in RMC Compact Marble
with natural marble and dolomite;
• manufactured via “vibro-compression compaction under vacuum technology”,
a technology exclusively developed and patented by the leading company
in the machinery industry, the Italian Breton.
CLOSET AND WASHBASIN
Cabinet: in 15 mm plywood lacquered white RAL 9010.
Top: in 12 mm RMC compact marble, with a honed finish and hand-cut
half square.
Washbasin: built-in BIAR, measuring 530 × 390 mm, ref.: 118350, from Sanindusa.
SANITARY PARTS
Rimflush Sanibold wall-hung toilet, with hidden fixing, ref.: 137949, with lid
slim Clipoff slowclose, in white, ref.: 23761, from Sanindusa.
Sanibold suspended bidet, with hidden fixing, ref.: 137034, from Sanindusa.
INO-X02 control board, created in collaboration with Italian architect Romano
Adolini, ref.: 660002, from OLI.
SHOWER BASE AND SYSTEM
Shower tray: Stepin, in white, with dimensions varying between
1400 × 90 mm and 1200 × 80 mm, from Sanindusa.
Shower: fixed ceiling, ø 200 mm, with chrome finish, ref.: 1455349le, from Bruma.
Single control: built-in with two outlets, chrome finish, ref.: 1071601cr, from
Mist.
Shower set: with outlet curve, 175 mm metal spout and link hand shower,
chrome finish, ref.: 1455731CR, from Bruma.
Shower protector: in 8 mm tempered glass, with hidden fixing system
on the floor and wall.

FAUCETS AND ACCESSORIES
Single-lever basin mixer: 2 holes, countertop mounting, Lusitano model and valve click-clack. A+ water efficiency, chrome finish, ref.: 1078811ELO, from Bruma.
Single-lever bidet mixer: 1 hole, Lusitano model and click-clack valve. water efficiency A+, chrome finish, ref.: 1070201LE, from Bruma.
Siphon: 1 1/4” - Model ELO, . ref.: 1370001LE, from Bruma.
SUITE
Floor: RMC compact marble.
Wall covering: in RMC compact marble up to 90 cm, with
Smooth industrial CE series “Azulcer” tile measuring 10 × 10 cm, up to 210 cm high.
Ceiling: plasterboard with acoustic insulation painted white RAL 9010.
Lighting: integrated type Ineslam Soul 1065.
FLOOR AND WALL COVERINGS
Floor: in RMC Compact Marble combined with natural marble
and dolomite;
• manufactured via “vibro-compression compaction under vacuum technology”,
a tech

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Gallery














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Additional Details

Attributes

Status Available	**Net Area** 206sq m	**Gross Area** 206sq m
Year Built 2024		

Property Features

Central heating	A/C	Lift
Balcony	Gym	Indoor Parking
Video Intercom	Bank	Dishwasher
Extractor Hood	Fridge	Oven
River View		

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Site Floorplan

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