



202421

Reference

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## Fânzeres e São Pedro da Cova - Villa



 **3**  
Bedrooms

 **3**  
Bathrooms

 **282**  
Area (m<sup>2</sup>)

 **279**  
Land Area (m<sup>2</sup>)

  
Garage



**510 000 €**  
(EUR €)

## New Villas in Gondomar: Comfort, Sophistication and Energy Efficiency

These new villas in Gondomar, in the district of Porto, are true architectural gems. With 2 or 3 fronts, generous areas and high quality finishes, they offer a refined lifestyle.

Here are the details that make these villas an excellent choice:

- Approximate Total Area: With 324 m<sup>2</sup> built and 282 m<sup>2</sup> useful, these villas provide ample and functional space.
- Type T3: Three spacious bedrooms to accommodate the family.
- Energy certification. A: Guaranteed energy efficiency.
- Strategic Location: Close to places of national reference, with varied local commerce, schools, colleges, hospitals and the University Centre just 10-15 minutes away.
- Distribution over 3 Floors:

**T +351 917 377 236 <sup>2</sup> · E geral@villadourada.pt**  
**Rua de São Lourenço 454, 4430-545 Vilar De Andorinho**  
**AMI 19374**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



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o Floor 1: Three suites, two with access to a west-facing balcony.  
o Floor 0: Open-plan kitchen and living room, with access to a west-facing balcony. Garage for 2 cars.  
o Floor -1: Terrace/garden with storage, laundry and service toilet.

- Thermal and Acoustic Insulation: Enjoy comfort in all seasons, thanks to the thermal (Capoto) and acoustic insulation that provides a peaceful and cosy environment.
- Modern Design and Energy Efficiency: Double-glazed doors and windows, electric aluminium shutters and large glazed openings offer a perfect fusion of modern design and energy efficiency.
- Luxurious Interiors: Interior partitions in projected plaster, false ceilings and indirect light in the living room and bedrooms create refined and cosy spaces.
- Sustainability: Committed to the environment, we install solar panels for water heating, promoting greener living.

Technology and Security:

- LED projectors, an alarm system and air conditioning installation provide advanced technology and security in every corner of the house.

Comfort in Every Detail:

- Heat recovery unit in the living room.
- TV sockets in the living room, kitchen and bedrooms.
- Central vacuum system.
- Cream-lacquered wardrobes with drawers and shelves offer functionality and convenience.

Gourmet kitchen:

- The kitchen is a real highlight, with cream-lacquered water-repellent MDF units.
- Island and pantry.
- Silestone countertop.
- High quality Bosch appliances.

Elegance in detail:

- Bathrooms clad in rectified tiles.
- Built-in LED spotlights.
- Hanging sanitary ware and cream-lacquered washbasin cabinets add a touch of elegance to each bathroom.

Stunning outdoor area:

- Capoto and Allucobond façade.
- Aluminium window frames with thermal break.
- Video intercom with colour screen ensure security and the impressive aesthetics of the outdoor area.

In addition to good accessibility, there is a good transport network, with buses number 24, 801 and 804 connecting to the Fânzeres Metro, which is 3.2 km from the condominium, and 4.3 km from the railway station.

This is the opportunity to be part of a truly unique development, where every detail has been carefully thought out to provide an unrivalled living experience.

The project is expected to be finalised in the second half of 2024.

Book a visit and discover your new home! 🏡

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A.S.S. | ESTATE AGENTS  
(We help make dreams come true)

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Whether you're buying or selling your property through our real estate agency, you can count on our support throughout the buying and selling process and afterwards.

We'll be happy to answer any questions you may have?  
CONTACT US, you'll always have a team ready to help.  
With our support, REALISE YOUR DREAMS.

## Property Features

- Air conditioning
- Closed fireplace
- Pantry
- Security door
- Window frames: Double glazing, Double frames
- Hydrotherapy Bath
- Garage / parking space
- Home automation pre installation
- Terrace
- Garden
- Built year: 2024
- Proximity: Pharmacy, Public Transport, Schools
- Kitchen: Fully equipped
- Laundry
- Storage / utility room
- Electric shutters
- Double glazing
- Fitted wardrobes
- Outdoor parking
- Electric shutters
- Balcony
- Floors: 3
- Energetic certification: A
- Quiet Location

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