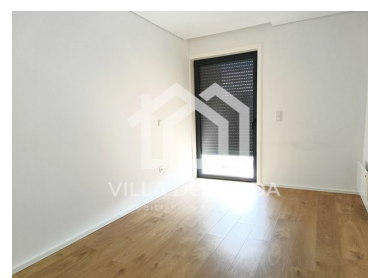




## Paranhos - Apartment



 **1** Bedrooms   
  **1** Bathrooms   
  **32,75** Area (m<sup>2</sup>)   
  **44** Land Area (m<sup>2</sup>)   
  **Garage**

**980 € / Month**  
(EUR €)

## 1-Bedroom Apartment in Paranhos, Porto – An Unmissable Opportunity!

Este apartamento T1 em Paranhos, Porto, é a escolha ideal para quem valoriza conforto e praticidade. Localizado no sétimo andar, totalmente mobilado, com varanda e 2 lugares de garagem, oferece o melhor da vida urbana. Próximo ao Polo Universitário e ao Hospital S. João, com acesso rápido a transportes, comércio e serviços essenciais. Não perca esta oportunidade incrível! Se precisar de ajustes ou de algum detalhe adicional, estou à disposição! 1-Bedroom Apartment in Paranhos, Porto – An Unmissable Opportunity! This magnificent 1-bedroom apartment, located on the seventh floor of a modern building, offers the perfect combination of comfort, elegance, and convenience. With recent construction and in impeccable condition, this is the ideal opportunity for those looking for a sophisticated home or an excellent investment. With a privileged location in the heart of Paranhos, Porto, this property benefits from its proximity to the University Campus and the

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**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)



25AR010

Reference

Scan the QR code to view the property



renowned Hospital de São João, making it perfect for students, healthcare professionals, and anyone seeking a dynamic urban environment. Additionally, the area is well-served by shops, essential services, and leisure spaces. Bedroom: Spacious and bright, perfect for relaxation. Kitchen: Fully equipped with modern appliances (extractor fan, hob, oven, microwave, fridge-freezer, and dishwasher). Living Room: Furnished with comfortable sofas, TV, dining table and chairs, creating a welcoming space for relaxation and socializing. Balcony: An outdoor space to enjoy leisure moments. 2 Parking Spaces: Secure and convenient parking for your vehicles. Surrounding Area: Public Transportation: Strategically located with excellent mobility options, including buses such as 703 (Hospital S. João - Boavista) and 204 (Hospital S. João - Foz), ensuring easy access throughout the city. Services & Commerce: Supermarkets like Pingo Doce and Continente, pharmacies, health centers, and well-known clinics. Education: Close to universities, primary and secondary schools, nurseries, and daycare centers. Leisure & Wellness: Swimming pools, modern gyms, green spaces, and historical monuments enrich the urban experience. Airport Distance: Just 12 km from Francisco Sá Carneiro Airport, facilitating national and international travel. Don't miss out on this unique opportunity! Book your visit now and discover this incredible apartment!

## Property Features

- Air conditioning
- Garage / parking space
- Built year: 2023
- Proximity: Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools
- Quiet Location
- Lift
- quantity of rents at contract signing: 2 rendas
- Furnished
- Kitchen: Fully equipped, Electric hob, Kitchen oven, Exhaust fan, Dishwasher, Fridge \ Combined , microwave
- Floors: 10
- Energetic certification: A
- Views: City view, Urbanization view, Garden view
- Central location
- Electric garage gate
- Guarantees required for lease contracts: 2 rental deposit

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