







## Paranhos - Apartment



 1  
Bedrooms
  1  
Bathrooms
  56  
Area (m<sup>2</sup>)
   
Garage



**890 € / Month**  
(EUR €)

## New studio apartment in Paranhos, Porto - Comfort and Modernity!

This magnificent studio apartment, located on the seventh floor of a modern building, is a real gem in the heart of Paranhos. Recently built and in impeccable condition, it offers a sophisticated and functional environment, ideal for those looking for a comfortable and well-located space.

Surrounded by a charming garden with a majestic cork oak tree, this building provides an interior space for leisure and socializing, creating a warm and harmonious atmosphere for its residents. It also has a communal laundry room, ensuring even more convenience in everyday life.

With a privileged location, close to the University Pole and São João Hospital, this apartment is perfect for students, health professionals or those who want to live in a dynamic neighborhood that is well served by infrastructure.

Apartment features:

Spacious and functional: Perfect for those who value comfort and practicality.

Equipped kitchen: Includes modern appliances, ensuring practicality in everyday life.

**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)



25AR011

Reference

Scan the QR code to view the property



Welcoming living room: Well-distributed spaces, ideal for relaxing or working.

Shared laundry room: Greater convenience without the need for your own equipment.

Building surrounded by green areas: Outdoor leisure space and communal areas for socializing.

Parking space: Security and convenience for parking your vehicles.

Surrounding area:

Public Transport: Easy access to several bus lines, including 703 (Hospital S. João - Boavista) and 204 (Hospital S. João - Foz), connecting you quickly to the whole city.

Commerce and Services: Supermarkets such as Pingo Doce and Continente, pharmacies, health centers and reputable clinics.

Education: Close to universities, primary and secondary schools, as well as nurseries and kindergartens.

Leisure and well-being: Swimming pools, modern gyms, green spaces and historical monuments that enrich the urban experience.

Distance to the Airport: Only 12 km from Francisco Sá Carneiro Airport, guaranteeing national and international mobility.

Don't miss out on this unique opportunity! Schedule your visit now and discover this incredible apartment!

At VILLA DOURADA IMOBILIÁRIA, we believe that buying or selling a property is much more than a simple transaction. It's the realization of a dream, a new chapter in your life. That's why we offer personalized support at every stage, from the first conversation to the signing of the deed.

You can count on our expertise for

Credit analysis: Simulate your financing free of charge and find the best solution for you.

Accurate valuation: Know the real value of your property and negotiate with confidence.

Complete services: From documentation to renovation, we take care of everything so that you only have to worry about celebrating.

Trusted partnerships: We rely on the best professionals in the market to guarantee the quality of all our services.

Your trust is our greatest asset.

Get in touch and find out how we can make your dreams come true.

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## 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
- Equipamentos de cozinha: Stovetop, Oven, Fridge / Combined, Microwave, Dishwasher
- 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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