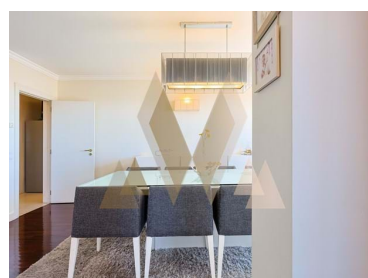
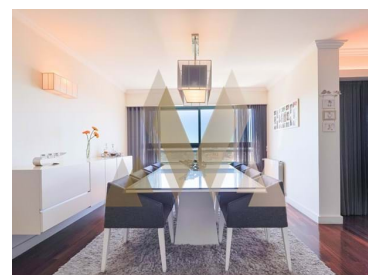





## Santa Marinha e São Pedro da Afurada - Apartment



 **3** Bedrooms    
  **3** Bathrooms    
  **295** Area (m<sup>2</sup>)    
  Garage

**675 000 €**  
(EUR €)

### Excellent 3-Bedroom Apartment with Sea and River Views in Arrábida, Vila Nova de Gaia

Excellent 3-Bedroom Apartment with Sea and River Views in Arrábida, Vila Nova de Gaia

This 3-bedroom apartment, located in the prestigious Jardins da Arrábida, offers spacious living areas, plenty of natural light, and a prime location with stunning views of the river and the sea. With a south/north orientation, this property combines comfort and functionality in every detail.

#### ▮ Main Features:

Fully equipped kitchen (23.5 m<sup>2</sup>) with induction hob, American-style fridge, washing machine, dryer, and dishwasher. It also includes a dining area and laundry space.



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**AMI 23445**

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



2413

Reference

Scan the QR code to view the property



Spacious 56 m<sup>2</sup> living room with a fireplace, excellent sunlight exposure, and access to a balcony overlooking the Douro River estuary—ideal for leisure moments or outdoor dining.

Master suite with 28.8 m<sup>2</sup>, featuring a spacious closet and access to the balcony. The two additional bedrooms, both with built-in wardrobes, are connected by a 7.2 m<sup>2</sup> balcony.

Bathrooms: The suite includes a private bathroom. There is also a full bathroom for the other bedrooms and a guest bathroom.

Equipment and finishes: Double-glazed windows throughout the house, double frames in the bedrooms, water heating via an economical heat pump, wooden parquet flooring, smart home system for temperature control, and electric shutters.

▮ Parking and storage:

Garage for 3 cars, with a wallbox for fast electric vehicle charging, and an 18 m<sup>2</sup> storage space.

▮ Condominium and security:

The building offers 22-hour security, ensuring peace of mind for residents.

▮ Strategic location:

Just minutes from Arrábida Shopping, with an approved project for a pedestrian connection to the future metro station (approximately 7 minutes on foot). This apartment offers a tranquil setting while being close to schools, parks, restaurants, and supermarkets.

This is the perfect home for those seeking comfort, breathtaking views, and a prime location in Vila Nova de Gaia.

Contact us for more information or to schedule a visit!



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## Property Features

- Heating
- Dishwashing machine
- Fireplace
- Thermoaccumulator
- Garden
- Garage
- Floors: 10
- Laundry
- Basement
- Views: Sea views, Countryside views, Beach view, River view, City view, Garden view
- Security alarm
- Double glazing
- Pantry
- Walking distance to beach
- Central location
- Closed fireplace
- Barbecue
- Security door
- Energetic certification: B
- Mains water
- Orientation: Exterior
- Washing machine
- Fitted wardrobes
- Equipped kitchen
- Proximity: Airport, Beach, Golf course, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Terrace
- Built year: 2003
- Private condominium
- Drive way
- Storage / utility room
- Video entry system
- Lift
- Electric garage gate
- Main drainage
- Quiet Location
- Parking space
- Hydrotherapy Bath
- Domotics
- Uninterrupted views
- Solar orientation: North, South, West
- Balcony



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