



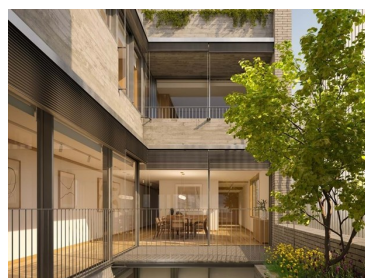
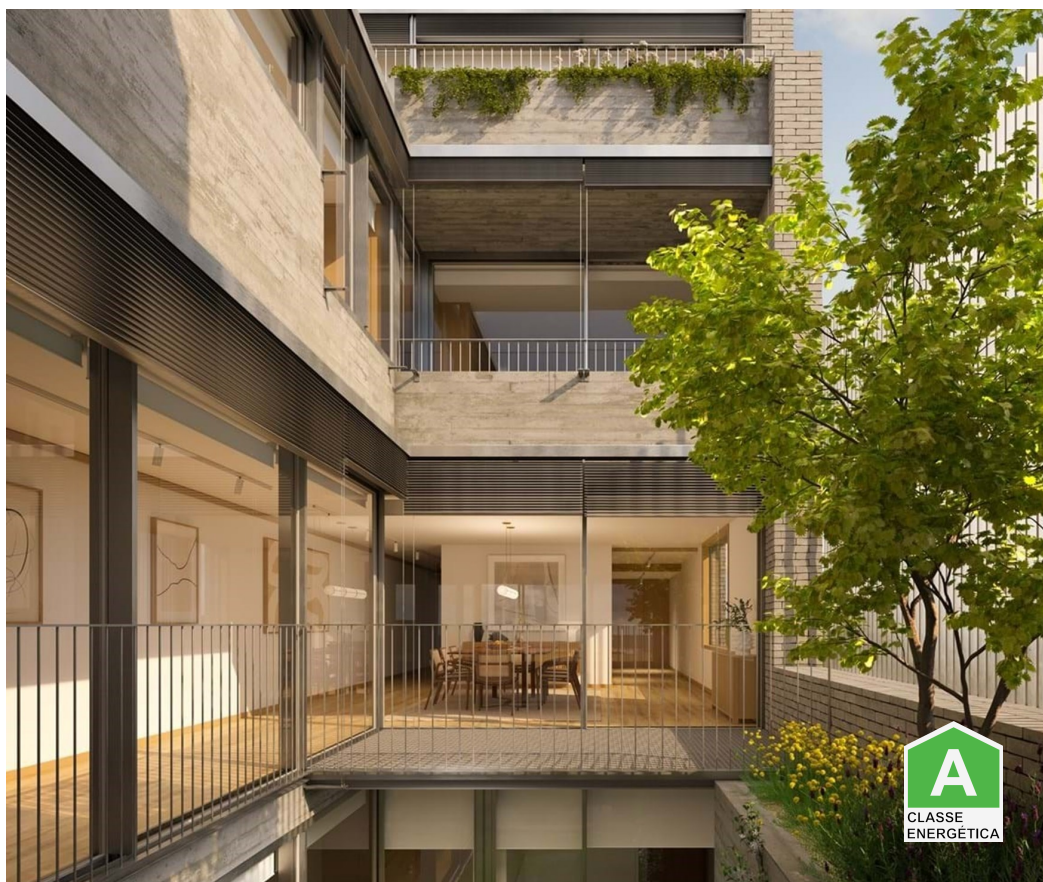
MM317.L1V3/24PRT/AMI

Reference

Scan the QR code to view the property



## Aldoar, Foz do Douro e Nevogilde - Villa



 4	 5	 474	 150			N/A
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

### 4+1 bedroom villa | Gated community | New Construction | Foz Velha | Gardens | Swimming Pool | River and Sea

4+1 bedroom villa integrated in a gated community, in the exquisite and elegant Foz Velha, in Porto. This new condominium of only 12 villas is developed in an open and landscaped space that is part of the tradition of the old aristocratic farms in Porto, with the land having belonged in the past to families linked to the Port Wine business and industrialists in the city.

It has a unique neoclassical style residential building that will be rehabilitated, and the entire property is surrounded by high walls creating a micro-urbanity that gives class and privacy to the residents, in a noble area of centenary houses and unique corners between the Douro River and the seaside where many artists and writers have also lived and worked.

**Ana Meneses**+351 919 365 958 <sup>2</sup>

ana.meneses@mmimoveis.pt

T +351 933 298 913 <sup>2</sup> · E geral@mmimoveis.pt  
Estr. da Circunvalação 3846 Sala 7, 4435-183 Rio Tinto  
AMI 14355

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



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The 12 villas of the residential project will have typologies V3 to V5+1, with two and three floors, private garages and leisure areas with swimming pool and gardens.

This villa is developed on three floors:

#### Ground floor

It is the access floor to the house. It is made by an entrance courtyard (11m<sup>2</sup>) with access to the entrance hall (10m<sup>2</sup>). Living room (44m<sup>2</sup>) with access to the porch (9m<sup>2</sup>) and the garden (55m<sup>2</sup>). Dining room (22m<sup>2</sup>) with balcony (8m<sup>2</sup>) over the garden lobby (23m<sup>2</sup>). Kitchen (18m<sup>2</sup>) with outdoor patio (12m<sup>2</sup>). Pantry (9m<sup>2</sup>), WC (3m<sup>2</sup>). Private elevator for access to the three floors of the villa.

#### Upper floor

It is the floor of the private area of the house. The hall of the bedrooms (22m<sup>2</sup>) is distributed throughout the spaces. With a master suite (37m<sup>2</sup>) with balcony (8m<sup>2</sup>) and a full bathroom (9m<sup>2</sup>), a suite (19m<sup>2</sup>) with access to the balcony under the lobby (4m<sup>2</sup>) with full bathroom (6m<sup>2</sup>), two bedrooms (13+14m<sup>2</sup>) and a full bathroom (5m<sup>2</sup>).

#### Lower floor

It is the access floor to the closed garage for two cars (38m<sup>2</sup>). An antechamber (3m<sup>2</sup>), leads to the entrance hall (20m<sup>2</sup>) access to the elevator and stairs. On this floor there is also a service bathroom (3m<sup>2</sup>), a laundry room (8m<sup>2</sup>) and a multipurpose room (50m<sup>2</sup>) with access to the outdoor patio (23m<sup>2</sup>).

In the common area, the villa also has a covered parking space and an outdoor

It is one of eight villas, which are developed on different floors, with an interior courtyard that is surrounded by gardens, transforming these houses into true urban refuges. With V4+1 and V5 typologies, these residences have balconies, garden and private pool, all with a common concern: to privilege natural lighting and promote contact with nature.

The possibility of living in one of the "few places in the world will have the privilege of going down one street and being in the river and, simultaneously, going down another and being in the sea."



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## Property Features

- Equipped kitchen
- Walk-in wardrobe
- Pool
- Access to people with mobility difficulties
- Floors: 3
- With outdoor area
- Terrace
- Electric shutters
- Garage
- Drive way
- Views: Urbanization view, Garden view
- Quiet Location
- Energetic certification: A
- Video entry system
- Adapted for wheelchair use
- Sealed land area
- Fitted wardrobes
- Proximity: Beach, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Garden
- Built year: 2026
- Private condominium
- Balcony
- Double glazing
- Lift
- Electric garage gate
- Laundry
- Central location
- Walking distance to beach
- Domotics
- Adapted exterior access to the house
- Parking space



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