



MM131/24VNG/AMI

Reference

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## Canidelo - Development



Garage

**300 000 €**  
(EUR €)

## New Construction | Development | T1 to T5 | New | Luxury | River and Sea | Douro Marina | Gaia

A new development inserted in a sheltered, elevated area next to the Douro River, in a privileged location, next to the river and the sea.

Close to Porto and Gaia, the project encompasses the advantages of living in the city, while keeping you away from its busiest areas. The location is a refuge, in a quiet and safe area, surrounded by nature, and close to schools, parks and supermarkets.

Get the best of beach life, countryside and city scenery in one place.

Located less than 15 minutes from the center of Porto and Gaia, it benefits from proximity to



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**AMI 14355**

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



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everything you need on a daily basis without giving up the comfort of having private parking and the liberating feeling of living in a quiet place where nature reigns.

It is a development consists of 4 buildings of 5 floors + Recessed. With a total of 157 apartments, the typologies range from T1 to T5, with fully equipped kitchens and large balconies with panoramic views. Some apartments have a terrace with a private pool or jacuzzi.

All apartments have private parking spaces in the garage of their building.

In addition to these aspects, the development incorporates the essential elements of a comfortable family life. Residents will have access to the garden and playground common to the buildings, contributing to a greater spirit of community and conviviality among families.

Finishes in the apartments:

Oak wood floors, and ceramic

Wardrobes with linen melamine interior

Kitchen cabinets in lacquered water-repellent MDF

Kitchen top in Black Granite Angola

Appliances Ceramic hob, Oven, Microwave, Extractor hood that can be integrated into a cabinet;

Bosch dishwasher and refrigerator;

Bathrooms with GEBERIT sanitary ware, lacquered water-repellent MDF furniture, LED crown molding lighting and spotlights, mirror, electric towel rail

Exterior finishes and common areas:

Ceramic floor and walls

Fir wood ceilings

Railing, pergola

Automatic Garage Door

Security door

Aluminum frames with thermal break and double glazing with sun and thermal protection.

Aluminum Electric Outdoor Blinds

Interior doors up to the ceiling

Porcelain stoneware flooring and skirting boards

Motion Sensor Lighting

Class A electric lift (8 people)

Garage floor in smoothed concrete screed

Virtual images.



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## Property Features

- Air conditioning
- Heat pump
- Fitted wardrobes
- Proximity: Beach, Golf course, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Playground
- Built year: 2026
- Private condominium
- Balcony
- Double glazing
- Lift
- Electric garage gate
- Laundry
- Quiet Location
- Uninterrupted views
- Orientation: Exterior
- Domotics
- Security door
- Thermoaccumulator
- Equipped kitchen
- Walk-in wardrobe
- Garden
- Floors: 6
- With outdoor area
- Terrace
- Electric shutters
- Garage
- Drive way
- Views: Sea views, Marina view, River view, City view
- Walking distance to beach
- Solar orientation: East, West
- Energetic certification: A
- Video entry system
- Parking space



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