



MM131.M4.AR/24VNG/AMI


Reference


Scan the QR code to view the property




Canidelo - Apartment



 **3**
Bedrooms

 **3**
Bathrooms

 **217,7**
Area (m²)


Garage

1 175 000 €
(EUR €)

Rooftop T3 | New | Luxury | Douro Marina | Gaia

3 bedroom apartments integrated in a development inserted in a sheltered, elevated area next to the Douro River.

The 3 bedroom apartments have space to accommodate large and growing families.

Its clever distribution ensures that each member has their own personal space, uniting all rooms through a large balcony.

When located on the ground floor, they provide the comfort and contact with nature you have always dreamed of. Here, apartments of this type benefit from a large private terrace, common to all rooms of the house. Some 3-bedroom units have a private pool.



Ana Meneses

+351 919 365 958 ²
ana.meneses@mmimoveis.pt

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

¹ (Call to national fixed network) | ² (Call to national mobile network)



MM131.M4.AR/24VNG/AMI

Reference

Scan the QR code to view the property



Areas up to 136.8 m2
2 Parking space
Up to 2 storage rooms

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 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



Ana Meneses

+351 919 365 958 ²

ana.meneses@mmimoveis.pt

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

¹ (Call to national fixed network) | ² (Call to national mobile network)



MM131.M4.AR/24VNG/AMI

Reference

Scan the QR code to view the property



Virtual images. They may not correspond to the typology presented.

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
- Terrace
- Electric shutters
- Garage
- Drive way
- Views: Marina view, River view, City view
- Walking distance to beach
- Domotics
- Security door
- Thermoaccumulator
- Equipped kitchen
- Walk-in wardrobe
- Garden
- Floors: 1
- Balcony
- Double glazing
- Lift
- Electric garage gate
- Laundry
- Quiet Location
- Energetic certification: A
- Video entry system
- Parking space



Ana Meneses

+351 919 365 958 ²
ana.meneses@mmimoveis.pt

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

¹ (Call to national fixed network) | ² (Call to national mobile network)