



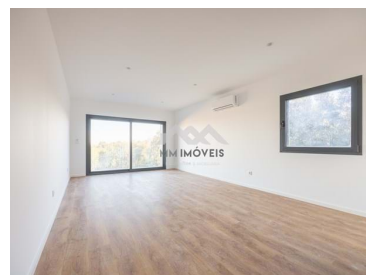
MM116/25ERM/VS1

Reference

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## Ermesinde - Apartment



Bedrooms



Bathrooms

Area (m<sup>2</sup>)

Garage

**290 000 €**

(EUR €)

### 2 Bedroom Apartment | Terraces | 2025 | 3 Fronts | Parking space

2 bedroom apartment, located in Ermesinde, with a total area of 194m<sup>2</sup>, with three solar fronts, providing excellent light throughout the day.

Inserted in a small condominium with elevator, and with contemporary and high quality finishes.

Well-connected location, both by public transport and by road, namely: by the Ermesinde train station, with frequent connections to Porto and other locations in the northern region; several bus lines that pass through the area, providing connections to Ermesinde, Valongo and Porto; the main roads, such as the A4 and A3, allowing a quick connection to Porto, the airport and other regions.

In an area that has attracted more and more demand due to its proximity to the urban centers of Ermesinde and Porto, as well as the quality of life provided by recently built or well-maintained properties, with good finishes and large spaces.

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



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### Main features of the apartment:

Large entrance hall with built-in wardrobe, offering storage space.

Living room with a generous area, with access to a fantastic terrace of 22m<sup>2</sup>, with unobstructed views, ideal for enjoying the natural light.

Fully equipped kitchen, namely, hob, oven, extractor fan, dishwasher, fridge, microwave. Independent laundry, with access to the terrace that accompanies the kitchen and bedrooms. Complete bathroom with hanging cabinet, for storage.

In the private area, two bedrooms, one of which is a suite with built-in closets. - Highlight for a fantastic terrace of 90m<sup>2</sup>, it offers LOUNGE space.

Two complete bathrooms in their entirety, one of them en suite and with tasteful materials.

Also noteworthy are the high glazed surface, electric shutters, double glazed / thermal cut frames, video intercom, false ceilings with LED lighting, AC5 floating, white lacquered doors, heat pump, air conditioning.

In the basement, the apartment has a parking space, of 18m<sup>2</sup>.

Energy Certification – Class A+

For more information and/or visit, please contact our team without obligation.



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## Property Features

- Air conditioning
- Equipped kitchen
- Laminated floor
- Proximity: Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools
- Terrace
- Electric shutters
- Garage
- Laundry
- Quiet Location
- Video entry system
- Heat pump
- Dishwashing machine
- Fitted wardrobes
- Built year: 2025
- Double glazing
- Lift
- Electric garage gate
- Central location
- Energetic certification: A+
- Security door



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