



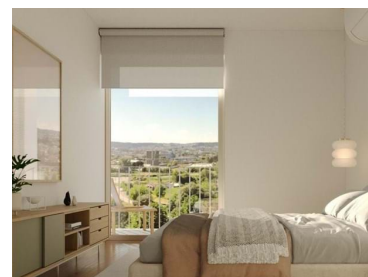
MM445P.C53/24PRT/AMI

Reference

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## Campanhã - Apartment



Bedrooms



Bathrooms



81,29

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

Garage

221 000 €

(EUR €)

## 1 Bedroom Apartment | New Construction | Balcony| Garage | Campanhã| Green spaces

A new building to emerge in the Campanhã area, a fast-growing location.

1 bedroom apartment with balcony. Living room and bedroom with access to the balcony. Open space kitchen. Full bathroom. Wardrobes in the bedroom and circulation areas. Garage connection.

With residential, cultural and business development projects of reference (M-ODU, Old Slaughterhouse), Campanhã is endowed with excellent road access to the main routes out of the city, proximity to the Campanhã Train Station and the new intermodal terminal of Campanhã, and easy access to Porto's international airport, as well as shopping areas (Alameda Shopping, Fábrica do Cobre Retail Park). Nasoni metro station is a 2-minute walk away.

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



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The building, with 3 blocks, has 61 T1 and T2 apartments with East or West solar orientation. All apartments have an outdoor area (terrace or balcony) and will have energy class A. It has 59 parking spaces and 21 storage rooms.

Completion of the work scheduled for the end of 2026.

Some characteristics:

- Oscillo-stop frames, in aluminum with thermal break and double glazing.
- Outdoor electric blinds with thermal insulation
- Metal exterior gates with automatic remote control.
- Garden
- Teka Appliances: Induction hob, Microwave Oven (T1), Oven and Microwave (T2); Dishwasher; Washer and dryer; Refrigerator; Ventilator.
- Lifts for 8 people
- Video intercom
- Electrical installation and telecommunications
- Electric charging socket in all parking spaces.
- Wall-mounted air conditioner multisplit system
- Heating of sanitary water by heat pump
- Centralised mechanical ventilation with external fan.



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## Property Features

- Air conditioning
- Equipped kitchen
- Proximity: Shopping, City, Hospital, Pharmacy, Public Transport, Schools
- Built year: 2026
- Private condominium
- Balcony
- Double glazing
- Lift
- Garage Spaces: 1
- Drive way
- Quiet Location
- Energetic certification: A
- Security door
- Parking space
- Heat pump
- Fitted wardrobes
- Garden
- Floors: 1
- With outdoor area
- Terrace
- Electric shutters
- Garage
- Electric garage gate
- Views: City view, Urbanization view
- Solar orientation: West
- Video entry system
- Adapted exterior access to the house



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