



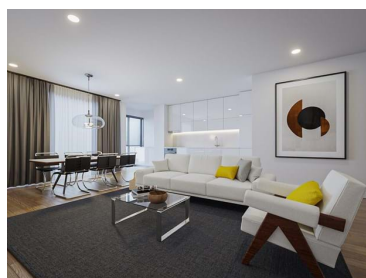
MM102P/25FAN/SEI

Reference

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Fânzeres e São Pedro da Cova - Apartment



2

Bedrooms



2

Bathrooms



109

Area (m²)

Garage

245 000 €

(EUR €)

2 Bedroom Apartment | Gondomar - Fânzeres | New Construction | Balconies

2 bedroom apartment, located on the 1st floor, with 109 m² of total area.

Property with two fronts with a privileged location in Fânzeres is 350 meters from Estrada de D. Miguel, close to services, road access.

The property offers a modern and functional design, standing out for its open-space layout,

Key features:

Living room (with balcony)

Kitchen, which comes equipped with a hob, oven and extractor fan of the Teka brand or equivalent.

Two bedrooms:

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



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A suite.

An additional bedroom with access to a full bathroom.

Parking space for one car.

Finishes and Equipment:

- Thermal and acoustic comfort:
 - o Gree air conditioning system or equivalent in the living rooms and bedrooms.
 - o Heating of sanitary water through DHW Heat Pump.
 - o Thermal façade on the outside (6 cm thick) type "Cappotto-Etics".
 - o Aluminum frames with thermal break and double glazing.
- High-quality interior:
 - o Interior swing doors up to the ceiling.
 - o Suspended sanitary ware.
 - o Interior lighting supplied and installed.
- Connectivity:
 - o Video intercom with integrated Wi-Fi connection.

Completion Deadline:

The work is scheduled to be completed in August 2025.

Property Features

- Air conditioning
- Fitted wardrobes
- Balcony
- Electric shutters
- Garage
- Electric garage gate
- Laundry
- Quiet Location
- Video entry system
- Heat pump
- Built year: 2025
- Double glazing
- Lift
- Garage Spaces: 1
- Drive way
- Views: Countryside views, City view
- Energetic certification: A
- Security door



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