



MM159/25VNG/VS1

Reference

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## Mafamude e Vilar do Paraíso - Apartment



3

Bedrooms



2

Bathrooms



167

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

Garage



349 500 €

(EUR €)

### 3 Bedroom Apartment | Vila Nova de Gaia | Renovated | Terrace | Garage

3 bedroom apartment, fully renovated and in excellent condition. With a gross area of 167m<sup>2</sup>, two solar fronts (east and south), providing excellent luminosity throughout the day, throughout the house.

For moments of leisure and rest, we are contemplated with a terrace with 42m<sup>2</sup> with unobstructed views over the city, access through the living room, kitchen and one of the bedrooms. With ample and pleasant space, this terrace allows you to enjoy outdoor dining, celebrate special moments or simply relax at the end of the day, making the most of sunny days.

The location is another great highlight, being located in Vila Nova de Gaia, with quick access to

**Vanessa Sousa**+351 932 849 693 <sup>2</sup>

vanessa.sousa@mmimoveis.pt

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

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



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Porto, VCI and Ponte do Infante, close to El Corte Inglés, on Avenida da República, benefiting from the proximity of all kinds of commerce and services.

The property consists of:

- Large entrance hall.
- The living room, extremely striking and well lit, has a generous glazed surface and direct connection to the terrace, perfect for leisure time.
- Kitchen with plenty of storage, equipped with: hob, oven, extractor fan and dishwasher. Separate laundry room with space for extra storage and access to the terrace.
- In the private area, there are three bedrooms, all with built-in wardrobes.
- Two full bathrooms, ensuring comfort and functionality.
- This property is distinguished by high quality finishes and sophisticated details, such as white carpentry, floor flooring, false ceilings with spotlights, air conditioning in all rooms, are some of the equipment that make this property very refined.

In addition to the large interior spaces and excellent luminosity, this apartment provides a premium lifestyle, standing out for its privileged location, ideal for those who value comfort and proximity to all essential services.

In the basement, a parking space and independent storage.

Building with elevator.

NOTE: The building has already undergone renovation works on the façade with capoto.

For more information or to schedule a visit, do not hesitate to contact our team. We are at your disposal to clarify any doubts, without obligation.



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## Property Features

- Air conditioning
- Dishwashing machine
- Fitted wardrobes
- Renovation year: 2023
- Lift
- Electric garage gate
- Views: City view
- Energetic certification: D
- Equipped kitchen
- Wooden floor
- Proximity: Shopping, Restaurants, City, Open field, Hospital, Pharmacy, Public Transport, Schools
- Terrace
- Garage
- Laundry
- Central location



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