



MM173/25LP/VSI

Reference

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Matosinhos e Leça da Palmeira - Apartment



3

Bedrooms

4

Bathrooms

162

Area (m²)

Garage

Swimming Pool

650 000 €

(EUR €)

3 Bedroom Apartment | Leça da Palmeira | Gated Community | Swimming Pool | Garden | Sea View

3 bedroom apartment with an area of 162m², benefiting from two solar fronts, which guarantees luminosity throughout the day. The property is in excellent condition, without any construction defects or need for maintenance, offering a cozy and ready-to-live-in environment.

This apartment is located in one of the most strategic areas of Greater Porto, next to Exponor, in Leça da Palmeira, a location that combines accessibility, services and quality of life.

A few minutes from the center of Porto and with quick access to the A28, A4 and Via Norte, this property allows easy travel to any point in the region. For those who use public transport, the proximity of bus stops and the metro station ensures efficient mobility. In addition, the short distance

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from Francisco Sá Carneiro Airport makes this location ideal for frequent travelers.

Leça da Palmeira is known for its complete offer of commerce, services and leisure. In the surroundings of the property, you will find supermarkets, pharmacies, banks, schools and health centers, making everyday life more practical and functional. The proximity to large shopping malls, such as Mar Shopping and IKEA, allows quick access to a wide range of shops, restaurants and entertainment.

For those who value leisure and contact with nature, Leça da Palmeira offers one of the best coastal areas in the North of Portugal. A few minutes away is Leça Beach, known for its beauty and the famous Tidal Pools, designed by architect Álvaro Siza Vieira. The riverside area and the Marina de Leça provide pleasant walks by the sea, with several restaurants and terraces to enjoy the local cuisine.

Combining mobility, services and quality of life, this location is ideal both for those looking for a practical and well-situated home and for those who want to invest in one of the most valued areas of the region.

Main features of the apartment:

- Large entrance hall.
 - This common room stands out for its intelligent and functional design, providing large spaces that integrate harmoniously. With a modern stove, the environment guarantees energy efficiency and thermal comfort, even on the coldest days. The large windows allow natural light to flood the space, revealing stunning views that extend beyond the horizon, giving the place a singular charm and an unparalleled sense of well-being.
 - The kitchen stands out for its large spaces that allow fluid circulation, promoting an airy and inviting atmosphere. It benefits from a window that floods the environment with natural light, enhancing every detail of the design and enhancing the preparation and socializing areas. Additionally, the laundry room is in an independent area, ensuring practicality and privacy for household chores, contributing to an efficient organization of the space.
 - The three bedrooms are large and welcoming, equipped with built-in wardrobes that offer excellent storage capacity. Two of these rooms have an en-suite, ensuring privacy and an extra touch of comfort. Each space was designed to provide a quiet and functional environment, ideal for resting and customizing according to your style.
 - The property has three full bathrooms, each designed with a modern design and high-quality materials. Each space has been meticulously planned to provide maximum comfort and functionality, with emphasis on one of the bathrooms, dedicated to service, which adds practicality to everyday life without compromising the overall aesthetics of the property.
- The apartment is located in a gated community that combines security and exclusivity with a high-quality lifestyle. The complex has a carefully planned garden, perfect for moments of relaxation, as well as an outdoor swimming pool to enjoy sunny days. For wellness enthusiasts, there is a full gym,



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sauna, Turkish bath and jacuzzi, ensuring relaxation and personal care experiences. Additionally, the condominium offers a tennis court, promoting sports activities in a safe environment monitored 24 hours a day, providing total peace of mind to residents.

In the basement, there is a parking space for one car and some independent storage.

Building with elevator.

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

Property Features

- Gas central heating
- Equipped kitchen
- Wooden floor
- Walk-in wardrobe
- Pool
- Tennis Court
- Built year: 2006
- Double glazing
- Garage
- Laundry
- Central location
- Energetic certification: C
- Security door
- Closed fireplace
- Dishwashing machine
- Fitted wardrobes
- Proximity: Airport, Beach, Shopping, Restaurants, City, Hospital, Public Transport, Schools, Playground
- Garden
- Jacuzzi
- Private condominium
- Lift
- Electric garage gate
- Views: Sea views, Beach view
- Quiet Location
- Video entry system



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