



MM183.D/25PRT/AMI


Reference


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## Lordelo do Ouro e Massarelos - Apartment



 **3**  
Bedrooms

 **3**  
Bathrooms

 **173**  
Area (m<sup>2</sup>)

  
Garage

**950 000 €**  
(EUR €)

### 3 Bedroom Apartment | New Construction | Marechal Gomes da Costa | Luxury | Balcony

A 3 bedroom apartment with balcony in a residential condominium with contemporary features next to Avenida da Boavista and 200m from Marechal Gomes da Costa.

Living room with open kitchen and access to the balcony. Service toilet.

Bedroom area with suite with full bathroom, two bedrooms and a full bathroom. Room with access to the balcony.

Box garage for two cars.

In a prestigious area in Porto, between Boavista and Marechal Gomes da Costa avenues, a new



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**AMI 14355**

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



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residential condominium of contemporary construction and superior quality.

Installed halfway between Castelo do Queijo in Foz and Rotunda da Boavista, in a transversal of the main avenue of Porto - Av. da Boavista – the development is strategically located for easy access to any point in the city, as well as to the highway junctions.

A few meters from the school best classified in the national ranking of grades – Colégio do Rosário – the development is convenient close to other educational establishments, such as the Garcia da Orta school, CEBES, Oporto British School, Lycée Français, Catholic University, Escola Básica da Ponte, among others.

It has several commercial and service establishments around it, namely: pharmacy, spa, restaurants, cafes, nursing home, clinics, etc...

The Serralves Foundation and the City Park are some of the cultural and leisure facilities in the vicinity. The area where the development is located is characterized by an interesting mix of offices of leading companies and some of the most luxurious condominiums and villas in Porto.

The bus stop is just 50 metres from the resort and the Serralves MetroBus station is 200 metres away.

For those who can't do without the proximity to the sea and the beaches of Foz, it only takes three minutes to travel to the city's magnificent seafront.

#### Finishes/Equipment

In dry areas, floors in dry areas in solid herringbone flooring in pau-mulato or equivalent wood. Walls in painted plasterboard. False ceilings with plasterboard

In the kitchen, compact marble agglomerate on the top and between furniture.

Service toilet with floor and wall in Estremoz marble and part of the wall in painted plasterboard with built-in mirror

In the remaining sanitary facilities, floor and wall in reddish marble and part of the plasterboard wall painted with built-in mirror.

In kitchens and bathrooms, false ceilings in water-repellent plasterboard

The walls between adjoining dwellings in thermal block and plasterboard with rock wool insulation  
Doors, cabinets and kitchens in Lacquered MDF.

Bathrooms with Sanindusa wall-hung sanitary ware or equivalent, built-in washbasin and cabinet in lacquered MDF, glass shower screen and mixer taps from Bruma or equivalent.

Kitchens equipped with Bosch appliances or equivalent. Teka stainless steel sink or equivalent;  
Bruma single-lever mixer or equivalent.

Built-in centralized air conditioning. Aluminum frames with double glazing and thermal cut. Heating of sanitary water by heat pump.

LED projectors. Berker electrical switchgear or equivalent.

Portrisa security doors or equivalent and video intercom.

Orona elevators or equivalent.



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## Property Features

- Air conditioning
- Equipped kitchen
- Fitted wardrobes
- Garden
- Floors: 1
- With outdoor area
- Double glazing
- Lift
- Garage Spaces: 2
- Laundry
- Central location
- Walking distance to beach
- Orientation: Exterior
- Video entry system
- Heat pump
- Wooden floor
- Proximity: Beach, Golf course, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools
- Built year: Junho 2026
- Private condominium
- Balcony
- Electric shutters
- Garage
- Electric garage gate
- Views: City view, Urbanization view, Garden view
- Quiet Location
- Solar orientation: South, East
- Energetic certification: A
- Security door



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