



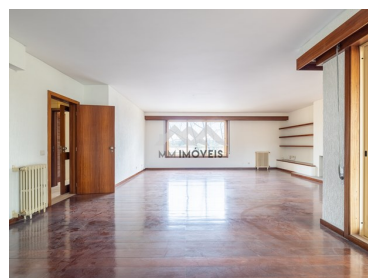
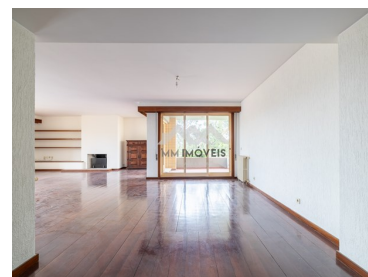
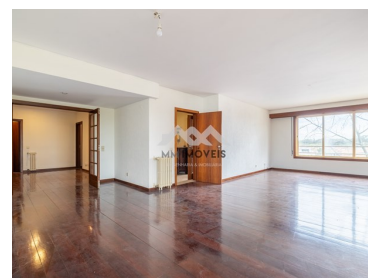
MM011/25FOZ/AMI

Reference

Scan the QR code to view the property



## Aldoar, Foz do Douro e Nevogilde - Apartment



5

Bedrooms



4

Bathrooms



272

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

Garage

**2 600 € / Month**

(EUR €)

### 4 Bedroom Apartment | Leasehold | Balconies | Garage! Arrmos | Furnished

A large apartment with a total area of 258m<sup>2</sup>.

The entrance hall establishes the separation between the social, service and private area.

The living/dining room with stove provides a cozy atmosphere and the balcony allows you to expand the space to the outside. The kitchen is accessible from the entrance hall or the living room. It has a pantry with access to a bedroom (+1) with direct light. The kitchen is furnished and equipped. Furnished and equipped laundry. Service toilet

In the private area, two large suites, and two more spacious bedrooms and a large bathroom. Three

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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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of the bedrooms have multi-door wardrobes (6 to 4 doors). In the hallway of the bedrooms there is also a four-door wardrobe.

Three parking spaces and a storage room in the basement of the building.

The apartment is integrated into a 13-story building with three elevators, in a well-established residential area that is highly sought after for its convenient location, security, and the variety of nearby services.

The area offers a good quality of life, with well-maintained infrastructure, tree-lined streets and a sense of security, factors that also attract many long-term residents. The presence of supermarkets, cafes, gyms, and small nearby shops also contributes to the comfort of residents.

There are several options for supermarkets and grocery stores, including large chains such as Pingo Doce and Continente, as well as small local markets and bakeries. The area also has some restaurants, cafes and pastry shops, ranging from traditional to more modern options. There are pharmacies, medical clinics and banks within reach, which makes the day-to-day life of residents much easier.

It is close to shopping centers such as NorteShopping and Bom Sucesso Market, where residents can find a wide range of shops, cinemas, and restaurants. Gyms and fitness spaces are also common.

The area is well served by public transport. There are nearby stations, such as Francos and Ramalde, as well as the future metro bus station on Avenida da Boavista. Several STCP lines pass through the area, allowing easy access to other areas of Porto and the city centre. By car, there is quick access to the main roads, such as the VCI, which makes it easy to travel outside Porto.

In the immediate vicinity there are several educational institutions, with a variety of options for families with children. There are public and private schools nearby, including: Fontes Pereira de Melo Secondary School, Clara de Resende School, Garcia de Orta Secondary School, Rosário College, German College of Porto, In addition to these, there are several nurseries and kindergartens in the area, as well as extracurricular educational institutions such as language and music schools.

Energy certificate: C



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## Property Features

- Heating
- Boiler
- Wooden floor
- Proximity: Beach, Golf course, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Renovation year: 2012
- Private condominium
- Balcony
- Lift
- Garage Spaces: 2
- Pantry
- Views: Sea views, City view, Urbanization view
- Quiet Location
- Orientation: Exterior
- Storage / utility room
- Security door
- Closed fireplace
- Equipped kitchen
- Fitted wardrobes
- Built year: 1993
- Floors: 1
- With outdoor area
- Double glazing
- Garage
- Electric garage gate
- Laundry
- Central location
- Walking distance to beach
- Energetic certification: D
- Video entry system



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