



MM108P/25VNG/VS1

Reference

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## Santa Marinha e São Pedro da Afurada - Villa



**4** Bedrooms   **2** Bathrooms   **145** Area (m<sup>2</sup>)   **340 000 €** (EUR €)

### House T4 | Vila Nova de Gaia | Terrace | River Views | Investment

We present this elegant 4 bedroom villa, fully renovated, with three solar fronts and 145m<sup>2</sup> of area, located in one of the most authentic and sought-after areas of Vila Nova de Gaia — Santa Marinha da Afurada, next to Cais de Gaia.

This villa is distinguished by superior quality finishes, large areas and a fantastic sun exposure that enhances its natural luminosity. The highlight is, without a doubt, the panoramic view over the Douro River, which offers a unique scenery every day.

Premium location, in a riverside area in constant growth and appreciation, Afurada is known for its typical and welcoming atmosphere, proximity to nature, the marina and fresh fish restaurants. It is a stone's throw from the new pedestrian circuit next to the Douro, perfect for hiking, cycling or simply relaxing with a breathtaking view.

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



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Whether you are looking to live with quality and tranquility, or want to invest in a property with high potential return, this is a unique opportunity. The villa is ideal for local accommodation (AL), tourism or long-term rental, given its privileged location and proximity to the main tourist attractions of Porto and Gaia.

Spread over 2 floors:

Ground floor:

- Bedroom transformed into an office, with built-in wardrobe – ideal for those who work from home
- Spacious common room, with fireplace and excellent separation of environments; Direct access to an amazing terrace overlooking the river
- Fully equipped kitchen (hob, oven, extractor fan, fridge, dishwasher), with access to a charming terrace, ideal for al fresco dining or leisure time to the sound of nature
- Full bathroom with shower tray

1st Floor:

- Three bedrooms with built-in wardrobes, all with views over the river
- Full and large bathroom, with bathtub
- Possibility to create a suite, further increasing comfort

Afurada is a typical area, full of authenticity, traditional gastronomy and riverside charm, where tranquility intersects with proximity to the urban center.

A stone's throw from Cais de Gaia, Marina da Afurada and the new pedestrian walkway next to the Douro, ideal for hiking, leisure and tourism. A few minutes from the center of Porto, with excellent accessibility.

With a growing demand for local accommodation and tourism in this area, this villa has a high potential for profitability for investors, with all the conditions to offer a unique experience to national and foreign guests.

Don't miss the opportunity to acquire an exclusive property, where quality of life and the potential for profitability go hand in hand.

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



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## Property Features

- Closed fireplace
- Wooden floor
- Proximity: Beach, Shopping, Restaurants, City, Hospital, Public Transport
- Terrace
- Central location
- Uninterrupted views
- Equipped kitchen
- Fitted wardrobes
- Built year: 1996
- Views: River view, City view
- Quiet Location
- Energetic certification: E



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