



MM187/25PRT/VS1

Reference

Scan the QR code to view the property




## Cedofeita, Santo Ildefonso, Sé, Miragaia, São Nicolau e Vitória - Apartment



 3  
Bedrooms

 3  
Bathrooms

 172  
Area (m<sup>2</sup>)

  
Garage

**600 000 €**  
(EUR €)

### 3 Bedroom Apartment | Boavista | Balcony | Suite | Parking space

We present this exclusive 3 bedroom apartment, with two solar fronts (east/west), which guarantees natural light throughout the day, creating cozy and bright environments throughout the house.

With a total area of 172m<sup>2</sup>, this property stands out for its generous areas, excellent finishes and a functional and harmonious distribution, providing maximum comfort and well-being.

Located in the prestigious Rua Dr. Emílio Peres, one of the most coveted areas of the city of Porto. Located in a quiet residential area, yet just steps away from the bustling Avenida da Boavista, this property offers the perfect balance of centrality, comfort, and convenience.



**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)



MM187/25PRT/VS1

Reference

Scan the QR code to view the property



With easy access to a vast network of public transport, and surrounded by essential services such as schools, supermarkets, clinics, restaurants and cultural spaces, this is the ideal place for those who value quality of life and practicality in their daily lives.

▮ Nearby points of interest:

- Hospital Lusíadas Porto
- Porto Music Conservatory
- Carolina Michaëlis High School
- Church of Our Lady of Fatima
- Italy Shopping Centre
- Restaurants, cafes and green areas

Living and dining room with a generous area, standing out for the large windows that flood the space with natural light, creating a cozy and sophisticated atmosphere.

The kitchen, of excellent size, has a modern design with thermolaminate and white lacquered furniture, offering a touch of elegance and functionality. It is fully equipped with appliances from the renowned Bosch brand and has a Silestone countertop, which combines durability and refinement. Independent laundry room with access to a balcony.

The service toilet, strategically located, offers convenience and privacy for the social area.

In the private area, we find a spacious master suite, which stands out for its huge built-in wardrobe and a private bathroom with shower tray, providing a space for relaxation and comfort.

In addition, two large bedrooms, both with built-in wardrobes, ensure practicality and organization. A full bathroom supports these two rooms, offering functionality and comfort for the family or guests.

This apartment offers refined details that elevate your comfort and functionality. Underfloor heating in the bathrooms ensures a well-being experience, while central heating and ducted air conditioning provide a pleasant atmosphere all year round.

The wooden floor adds a touch of sophistication, complemented by double glazing that ensures acoustic and thermal insulation. The modern and elegant Alucobond façade adds a distinctive element to the exterior of the property, making it stand out for its contemporary aesthetics and durability.

In the basement there is a parking space for two cars.

Building with Elevator.

Energy Certification – Class C

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



**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)



MM187/25PRT/VSI

Reference

Scan the QR code to view the property



## Property Features

- Gas central heating
- Underfloor
- Wooden floor
- Proximity: Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools
- Balcony
- Electric shutters
- Garage
- Laundry
- Energetic certification: C
- Security door
- Air conditioning
- Equipped kitchen
- Fitted wardrobes
- Built year: 2011
- Double glazing
- Lift
- Electric garage gate
- Central location
- Video entry system



**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)