



MM194/25PRT/AMI


Reference


Scan the QR code to view the property





Lordelo do Ouro e Massarelos - Apartment



 **4**
Bedrooms

 **3**
Bathrooms

 **171,5**
Area (m²)

 **Garage**



590 000 €
(EUR €)

3+1 Bedroom Apartment | Balcony | Garage | Storage | Avenida da Boavista | Guerra Junqueiro

Probably in the best area to live in the city of Porto today, a 3+1 bedroom apartment facing the prestigious Avenida da Boavista, in the area of the Porto Palácio, Crowne Plaza and Sheraton hotels.

On the third floor, the apartment has three bedrooms with generous areas, one of which is a suite with a full bathroom. There is another WC to support the two other bedrooms. An additional bedroom (+1) with exterior window, is adjacent to the kitchen. The master bedrooms have large windows and shutters. The private area is protected by a door and a corridor that gives access to it.



Ana Meneses

+351 919 365 958 ²
ana.meneses@mmimoveis.pt

T +351 933 298 913 ² · E geral@mmimoveis.pt
Estr. da Circunvalação 3846 Sala 7, 4435-183 Rio Tinto
AMI 14355

¹ (Call to national fixed network) | ² (Call to national mobile network)



MM194/25PRT/AMI

Reference

Scan the QR code to view the property



The living and dining room form a single extensive space that, in addition to windows, benefits from an outdoor balcony. Social toilet to support the room.

The entrance hall is a convenient space for reception and reception that has three accesses: one to the living room and another to an antechamber of the kitchen and the third to the private area.

The kitchen is furnished and semi-equipped (oven, hob, extractor fan) and this space is connected to the laundry area that has windows and allows outside air to enter and natural light into the kitchen.

The T3+1 apartment corresponds to two parking spaces and storage.

The building, from 1987, has 8 floors above ground, a small commercial gallery on the ground floor, and a nice garden with shrubs and trees that give the main entrance and the surrounding a well-kept image.

The car entrance to the two underground floors of garages is through a private street with access control, and in this corridor there are some common outdoor parking spaces.

Building with doorman and caretaker and night guard on patrol to the outdoor spaces of the block. Daily cleaning of common areas and video surveillance of the main entrance and garages. Two elevators, one of the vertical accesses being expandable when necessary for the purpose of freight lifting.

At the entrance to the famous Hollywood quarter, coexisting with luxurious villas and some of the most recent high-end housing buildings in the city, the apartment is located in a highly cosmopolitan residential area that is also characterized by being a modern center of office buildings of important companies, a center of culture and education and an area where you can enjoy the tranquility of unique gardens and exemplary green spaces.

Casa da Música, Botanical Garden, Natural History Museum, Biodiversity Gallery, Casa das Artes, Casa dos Livros, Círculo Universitário, BB Gourmet, Arcádia, David Rosas, Hugo Boss, Solinca, Holmes Place, Pingo Doce, Lidl, Auchan, Continente, Fundação Engº António de Almeida, CTT, Hot Five Jazz Club, Kadoorie Synagogue, Church of the Blessed Sacrament, Silva Monteiro Music School, Livensa student residence, Bessa Stadium, Oporto Cricket and Lawn Tennis Club, Campo



Ana Meneses

+351 919 365 958 ²

ana.meneses@mmimoveis.pt

T +351 933 298 913 ² · E geral@mmimoveis.pt
Estr. da Circunvalação 3846 Sala 7, 4435-183 Rio Tinto
AMI 14355

¹ (Call to national fixed network) | ² (Call to national mobile network)



MM194/25PRT/AMI

Reference

Scan the QR code to view the property



Alegre Theater are some examples of a multitude of equipment and services available within a convenient distance for walking.

It is also very close on foot to educational establishments such as Colégio Alemão, Clara de Resende secondary school, Fontes Pereira de Melo, João de Deus elementary school, Santa Maria school or Primeiros Passos school, as well as the best ranked school in the national ranking of grades – Colégio do Rosário.

The building where the apartment is located is close to the university campus of Campo Alegre, namely the Faculty of Sciences, Faculty of Architecture, Faculty of Nutrition Sciences, Faculty of Letters, Center for Artificial Intelligence and Computing, etc.

Installed between Rotunda da Boavista and Bessa, the development is strategically located for easy access to any point in the city, as well as to the access nodes to motorways and VCI.

MetroBus stops and several buses are on your doorstep. The Casa da Música and Franco Metro stations are at equivalent distances, i.e. 12 minutes on foot. The future Campo Alegre Metro station is 900 meters from the building.

For those who do not dispense with the proximity to the sea and the beaches of Foz, just go down Av. da Boavista to find the city's magnificent seafront.



Ana Meneses

+351 919 365 958 ²

ana.meneses@mmimoveis.pt

T +351 933 298 913 ² · E geral@mmimoveis.pt
Estr. da Circunvalação 3846 Sala 7, 4435-183 Rio Tinto
AMI 14355

¹ (Call to national fixed network) | ² (Call to national mobile network)



MM194/25PRT/AMI

Reference

Scan the QR code to view the property



Property Features

- Thermoaccumulator
- Fitted wardrobes
- Garden
- Floors: 1
- With outdoor area
- Double glazing
- Garage
- Electric garage gate
- Laundry
- Central location
- Uninterrupted views
- Orientation: Exterior
- Storage / utility room
- Security door
- Laminated floor
- Proximity: Airport, Beach, Golf course, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Built year: 1987
- Private condominium
- Balcony
- Lift
- Garage Spaces: 2
- Pantry
- Views: City view
- Walking distance to beach
- Solar orientation: North, West
- Energetic certification: D
- Video entry system



Ana Meneses

+351 919 365 958 ²

ana.meneses@mmimoveis.pt

T +351 933 298 913 ² · E geral@mmimoveis.pt
Estr. da Circunvalação 3846 Sala 7, 4435-183 Rio Tinto
AMI 14355

¹ (Call to national fixed network) | ² (Call to national mobile network)