



MM191/25PRT/AMI

Reference

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## Ramalde - Development



Garage



Swimming Pool

**610 000 €**

(EUR €)

## New Construction | Enterprise | T3 | T4 | T5 | Luxury | Swimming Pool | Prelate

Modern and sophisticated development of 8 floors, with 58 apartments of typologies T1, T3, T4 and T5 with panoramic views of green areas and parks. The interior spaces have a careful design and have been designed with great attention to detail for the privileged comfort and well-being of the residents.

The privacy, functionality and comfort of the common areas and equipment were designed in detail, with the building having four stairwells and eight elevators, swimming pool, lounge with solarium, gym, changing room and closed garages.

The architecture of the building is contemporary and elegant, characterized by simple lines and high-



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quality materials. The apartments have generous areas and large windows that fill them with natural light. The balconies and generous patios provide reserved spaces to enjoy modern quality of life. Also noteworthy are the 5 bedroom apartments located on the top floor, which have jacuzzis and private terraces, giving them exclusivity and luxury.

Located in the most dynamic expansion area of the city, as a result of large private and public investments in modern residential complexes, new infrastructures and equipment and leisure areas and green spaces, the development in the area of Requesende, parish of Ramalde with connectivity to several lines (namely to the University Pole), is close to everything within Porto.

The entire residential area has a contemporary and sophisticated design and is urbanized with functional common spaces designed to provide quality of life and well-being to residents.

Requesende is a highly privileged area in terms of car accessibility, public transport, and soft mobility modes. Just 500 meters from the VCI and Ring Road, and within walking distance of the motorway junctions. The Ramalde metro station is a 10-minute walk from the site and the area is served by several STCP stops, as well as new bike paths and pedestrian paths between green spaces, including: Parque da Prelada (soon to be restructured), Ribeira da Granja, Jardim Sarah Afonso, Requesende Urban Park, Senhora do Porto Garden

Important equipment and spaces can be found in the area, namely the Porto Football Association Academy, Liga Portugal Arena, Recreational and Cultural Association, Requesende Palace, Viso School, Pingo Doce Prelada, Senhora do Porto Parish Church, Skate Park, Porto Vólei, Prelada Hospital, City Golf, among many others.

It is 9 minutes from Norte Shopping, 11 minutes from Rotunda da Boavista and 10 minutes from Hospital de São João. Porto's new business area is next to Requesende, just after the axis of the Viso-Ramalde Metro line.



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## Property Features

- Air conditioning
- Heat pump
- Laminated floor
- Proximity: Airport, Golf course, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Playground
- Garden
- Built year: 2027
- Private condominium
- Balcony
- Double glazing
- Lift
- Electric garage gate
- Views: City view, Urbanization view, Garden view
- Quiet Location
- Solar orientation: East, West
- Energetic certification: A
- Video entry system
- Adapted exterior access to the house
- Gym
- Closed fireplace
- Equipped kitchen
- Fitted wardrobes
- Pool
- Access to people with mobility difficulties
- Floors: 8
- With outdoor area
- Terrace
- Electric shutters
- Garage
- Drive way
- Central location
- Uninterrupted views
- Orientation: Exterior
- Domotics
- Security door
- Adapted for wheelchair use
- Parking space



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