



MM214.4B/25MAT/AMI

Reference

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## Matosinhos e Leça da Palmeira - Apartment



4

Bedrooms



4

Bathrooms



328

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

Garage

1 575 000 €

(EUR €)

### 4 Bedroom Penthouse | New Construction | Patio | Garage | Luxury | Matosinhos Sul

Located on the mythical Brito Capelo street in the heart of Matosinhos, a place of bustling activity and young, dynamic and cosmopolitan lifestyle, 300 meters from the beach and 100 meters from the Matosinhos-Sul Metro station, the private condominium is distinguished by its unique quality and modern architecture that allow a quiet experience and total privacy in the heart of the city. that of the city.

This is the context in which a 4-bedroom penthouse is located, with three fronts (south, east, west) and all rooms have access to terraces, one to the east and one to the west. The living room, with south/west orientation, is the center of the house. With access to the main terrace to the west/south and access to the second terrace to the east. The kitchen, on the east side, has easy access to the

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second terrace. Guest toilet. The private area is entirely east-facing and all bedrooms have access to the second terrace. There are two large suites and two bedrooms that share a full bathroom. Three parking spaces and a storage room.

The private condominium has 75 modern apartments of typologies T1 to T4, and all units have a private outdoor space. Inside, the spaces are optimized for the comfort and functionality of the home.

The modern architecture was designed to promote living in a family environment, and the central patio and garden invite outdoor coexistence and relaxation in total safety.

The development has a 2-storey private garage with 152 parking spaces, individual storage rooms and direct access to the residential areas.

The location is absolutely privileged in the structuring axis of the city, welcoming in a convenient radius for walking an endless number and variety of modern shops and traditional commerce, supermarkets and large distribution, restaurants and hotels, professional and convenience services, but also cultural and leisure attractions. The development is an oasis of distinction and family welcoming, in an enviable balance between the private and urban life at your doorstep.

The centrality of the condominium allows you to easily reach anywhere. On foot it is two minutes from the Beach and the Metro. With fast travel, you can reach CUF Hospital in 5 minutes, Norte Shopping in 6 minutes, Parque da Cidade in 3 minutes, Rotunda da Boavista (Porto) in 14 minutes.

Several educational establishments are at a convenient distance, namely the Professional School of Matosinhos, Augusto Gomes Secondary School, João de Deus Jardim School, Matosinhos Basic School, CLIP – Oporto International School, INED College, among others.

For those who like city and nature, Matosinhos is especially appealing for its seafront and beach facilities, but also for its bike paths and pedestrian paths.

Some of the planned finishes are:

- \* Oak wood floors, multilayer with final layer of noble wood and porcelain in the wet areas
- \* Household appliances: Induction hob, Drawer extractor hood integrated into the upper units, Oven, Microwave, Dishwasher and Combined fridge from BOSCH or equivalent;
- \* AC heating and cooling
- \* Water heating by heat pump
- \* Aluminum frame for double windows and thermal cutting
- \* Motorization of blackouts and curtains. Motorized blackouts in rooms
- \* Video intercom
- \* Condominium room
- \* Security doors and fire doors



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## Property Features

- Air conditioning
- Equipped kitchen
- Fitted wardrobes
- Proximity: Airport, Beach, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Access to people with mobility difficulties
- Floors: 1
- With outdoor area
- Terrace
- Electric shutters
- Garage
- Electric garage gate
- Laundry
- Central location
- Walking distance to beach
- Solar orientation: South, East, West
- Energetic certification: A
- Video entry system
- Adapted exterior access to the house
- Heat pump
- Wooden floor
- Walk-in wardrobe
- Garden
- Built year: 2027
- Private condominium
- Balcony
- Double glazing
- Lift
- Garage Spaces: 3
- Drive way
- Views: Sea views, City view, Urbanization view
- Quiet Location
- Uninterrupted views
- Orientation: Exterior
- Basement
- Security door
- Adapted for wheelchair use



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