



25VD011D

Reference

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## Vilar de Andorinho - Apartment



Bedrooms



138,82

Area (m²)



Garage



330 000 €

(EUR €)

## LAST CHANCE! there are 2 NEW 3 bedroom apartments left in Vilar de Andorinho!

Live Comfort and Convenience 5 Minutes from the Center of Gaia!

Attention families looking for the perfect home! There are only 2 brand new 3 bedroom apartments left, ready to move in, in the desired parish of Vilar de Andorinho! Enjoy the best of both worlds: the tranquility of a quiet residential area, with the sweet sound of birds, and the proximity of all the services and amenities that the city offers.

Prime Location:

- Transport at the door: buses and Metro of the Yellow Line just 1000m away.
- Health first: Santos Silva Hospital at 1000m.
- Quality education: schools and kindergartens with guaranteed transportation.
- Quick access: A1-A29-A21 junction at 900m.

T +351 917 377 236 <sup>2</sup> · E [geral@villadourada.pt](mailto:geral@villadourada.pt)  
Rua de São Lourenço 454, 4430-545 Vilar De Andorinho  
AMI 19374

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



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• Commerce and services: supermarkets, pharmacy, restaurants and much more, all at your fingertips.

Exclusive Condominium:

- Only 12 units to ensure your privacy and well-being.
- High quality materials and impeccable finishes.
- Ideal for families who value comfort and functionality.

Dream 3 Bedroom Apartments:

- Parking space included.
- Solid and reliable construction, with 30 years of experience.
- Strategic location next to Santos Silva Hospital and Metro.
- Excellent investment for the future, in a city in constant growth.

Luxury Finishes:

- White lacquered carpentry and false ceilings in all rooms.
- Ceramic floors and wall coverings and high quality rectified materials.
- Kitchens equipped with modern appliances and compact quartz countertops.
- Floating oak vinyl floors for a cozy atmosphere.
- Sanitary facilities with suspended crockery and pre-installation of air conditioning.
- Security doors, aluminum frames with thermal cut and double glazing.
- Exterior cladding in exposed brick.
- Heat pump for heating sanitary water.
- Storage room and elevator in the building.

Don't miss this unique opportunity to live in a new apartment, with all the amenities and in a privileged location!

Book your visit now and get ready to fall in love with your new home!

## Property Features

- Air conditioning
- Kitchen: Fully equipped
- Garage / parking space
- Floors: 4
- Energetic certification: A
- Solar orientation: East, West
- Central location
- Electric garage gate
- Kitchenette
- Window frames: Double glazing, Simple window frames
- Balcony
- Built year: 2024
- Proximity: Shopping, Restaurants, Hospital, Pharmacy, Public Transport, Schools
- Quiet Location
- Lift

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