



## Duplex T3 em Ílhavo de 18 m<sup>2</sup>



### Agenten-Info

Name: ArKadia  
Name der Firma:  
Land: Vereinigtes Königreich  
Telefon:  
Sprachen: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für: Kaufen  
Preis: USD 374,494.2

#### Standort

Land: Portugal  
Staat/Region/Provinz: Aveiro  
Stadt: Ílhavo  
Postleitzahl: 3830-111  
Veröffentlicht: 19.11.2025

#### Beschreibung:

Fully Renovated 3-Bedroom Duplex in the Historic Center of Ílhavo – Aveiro  
Two Apartments in One!

Introducing this magnificent 3-bedroom duplex in the heart of Ílhavo, composed of two independent floors — a 2-bedroom unit on the 1st floor and a 1-bedroom unit in the attic — fully renovated to offer versatility, comfort, and excellent rental potential.

This unique property easily adapts to different lifestyles: ideal for families, multigenerational living, or investors looking to generate double income through long-term rental or short-term accommodation.

#### Property Layout

1st Floor – 2-Bedroom Apartment

Open-plan kitchen and living room with excellent natural light

Two spacious bedrooms with built-in wardrobes

Modern bathroom with walk-in shower and quality finishes

Laminate flooring and windows with good thermal and acoustic insulation



## 2nd Floor – 1-Bedroom Apartment

Cozy and functional living room

Bedroom with built-in wardrobe — ideal for a couple, guests, or rental

Equipped kitchen and full bathroom

Independent entrance ensuring complete privacy

### Property Highlights

Full renovation (plumbing, electrical system, insulation, and finishes)

Independent entrances — two homes in one property

Excellent sun exposure and thermal comfort

Renovated façade with a contemporary look

Ideal for personal residence or income-generating investment

### Location

Located in the historic center of Ílhavo, in a quiet residential area with shops, schools, and services within walking distance.

Just 10 minutes from Barra and Costa Nova beaches, with easy access to the A25, providing quick connections to Aveiro and other nearby cities.

A move-in-ready, versatile, modern 3-bedroom duplex with excellent appreciation potential — a unique opportunity to live comfortably or invest safely in Ílhavo!

#ref: 750534

Gebaut: 1988

### Allgemein

Schlafzimmer:	3
Badezimmer:	2
Fertige m <sup>2</sup> :	18 m <sup>2</sup>

### Zimmerdetails

Zimmer insgesamt:	9
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### Mietbedingungen

Verfügbar ab:



## **Zusätzliche Informationen**

URL der Website: [http://www.arkadia.com/ZAZY-T103548/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T103548/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Kontaktinformation**

IMLIX ID: 750534

