



## listing



### 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 268,512.46 |

#### Standort

|                       |   |
|-----------------------|---|
| Land:                 | Portugal                                |
| Staat/Region/Provinz: | Aveiro                                  |
| Stadt:                | Vagos                                   |
| Veröffentlicht:       | 24.01.2026                              |
| Beschreibung:         | 1-bedroom apartment – Praia da Vagueira |

This apartment offers a luxurious and peaceful experience by the sea and the river. Carefully designed to maximise comfort and integration with nature, it is equipped with high-quality finishes, large balconies and panoramic windows that allow a direct connection with the outside environment, enhancing the experience of living by the river.

This apartment combines modernity and sustainability, with architecture that prioritises energy efficiency and the use of natural materials, providing an ideal home for those who value a lifestyle balanced between refinement and nature.

The balcony becomes a natural extension of the living room, offering the perfect outdoor space to relax and enjoy the sunset, as well as the serene landscapes of the region.

The heated communal swimming pool is strategically located, offering magnificent views over the Aveiro estuary.

#### Areas:

- Living area 53m<sup>2</sup>.
- 1 parking space in the basement.
- Balcony with 3m<sup>2</sup>.



## Layout:

- 1 bedroom, equipped with built-in wardrobe.
- 1 full bathroom.
- Open-plan kitchen and living room.

## Equipment:

- State-of-the-art double-anodised aluminium window frames with superior thermal and acoustic insulation, tilt-and-turn opening system and certified double glazing.
- High-performance MultiSplit air conditioning, with units built into the ceiling.
- Exposed reinforced concrete construction for minimal maintenance and high resistance to natural phenomena, including earthquakes.
- Santos kitchen, equipped with induction hob, extractor fan, oven, microwave, refrigerator, dishwasher and washing machine by Kuppertsbusch.
- High-efficiency heat pump and tank system for domestic hot water (DHW) production. Includes intelligent heating time management.
- Sanidusa wall-hung toilets with OLI flush plate, Sanidusa mixers or equivalent. Epoxy resin shower tray, Cosentino Dekton coverings.

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## Allgemein

|                          |                     |
|--------------------------|---------------------|
| Schlafzimmer:            | 1                   |
| Badezimmer:              | 1                   |
| Fertige m <sup>2</sup> : | 53 m <sup>2</sup>   |
| Grundstücksgröße:        | 1013 m <sup>2</sup> |

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/ZAZY-T104703/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T104703/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: 155685

