



## Exclusive 2 Bedroom Apartment in Grijó with Terrace (25m<sup>2</sup>), Box for 2 Cars and Laundry



### Agenten-Info

|                         |                                                                                 |
|-------------------------|---------------------------------------------------------------------------------|
| Name:                   | Vanessa                                                                         |
| Name der Firma:         | Estilo Intemporal                                                               |
| Firma:                  | Imobiliária                                                                     |
| Land:                   | Portugal                                                                        |
| Erfahrung seit:         |                                                                                 |
| Art der Dienstleistung: | Immobilien verkaufen                                                            |
| Spezialgebiete:         |                                                                                 |
| Art der Immobilie:      | Wohnungen, Häuser                                                               |
| Telefon:                | +351 (221) 161-946                                                              |
| Sprachen:               | English, Portuguese                                                             |
| Webseite:               | <a href="https://www.estilointemporal.com">https://www.estilointemporal.com</a> |

### Anzeigen-Details

|                |             |
|----------------|-------------|
| Immobilie für: | Kaufen      |
| Preis:         | EUR 339,900 |

#### Standort

|                       |                   |
|-----------------------|-------------------|
| Land:                 | Portugal          |
| Staat/Region/Provinz: | Porto             |
| Stadt:                | Vila Nova de Gaia |
| Adresse:              | Grijó             |
| Veröffentlicht:       | 21.07.2026        |

#### Beschreibung:

If you are looking for an apartment with areas far above average, this fantastic 2 bedroom apartment in Grijó is the ideal opportunity.

Set in an airy and modern square, surrounded by recent construction, the property offers maximum comfort, functionality and a superior quality of life. It is perfect for both own housing and a safe investment in an area in high appreciation.

#### Main Highlights of the Property:

- Private Outdoor Space: Magnificent terrace with more than 25m<sup>2</sup>, ideal for outdoor leisure moments.
- Parking and Storage: Closed garage (Box) for 2 cars, with additional storage space.
- Generous Areas: T2 typology with large rooms and excellent natural light, much higher than the market average.
- Strategic Location: Located in Grijó, close to commerce, services and transport, with excellent access to



the highway.

#### Apartment Configuration:

- 2 bedrooms (1 of which is a suite with built-in wardrobe);
- 2 Full bathrooms (with suspended crockery and furniture, backlit mirror and shower screen);
- Large and bright common room with direct access to the terrace;
- Fully equipped modern kitchen;
- Independent laundry;

#### Map of Premium Finishes and Equipment:

##### Comfort and Air Conditioning:

- Complete installation of Air Conditioning (Ariston or equivalent);

Heat pump for water heating (Ariston or equivalent);

Controlled cross-flow mechanical ventilation (VMC) system;

- Reinforced acoustic insulation in pipes and floors (acoustic blanket);
- Electric blinds in aluminum with thermal insulation;

##### Equipped kitchen (Bosch appliances):

Glass-ceramic hob and drawer chimney;

- Oven and microwave (both with grill);
- Combined fridge and dishwasher;
- Thermolaminated furniture and Silestone tops;

##### Exterior and Façade:

- Ventilated façade with large ceramic coating;
- Aluminum frames with thermal cut and high efficiency double glazing (Guardiansun),
- Balconies with built-in LED lighting and lacquered iron guards;



## Common Areas:

- Pre-installation for charging electric vehicles in garages;

## OUR SERVICES:

- Financing analysis;
- Mortgage simulations;
- Life and multi-risk insurance simulations;
- Simulations of taxes and deed expenses;
- Market studies real estate valuation;

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Gebaut: 2025

### Allgemein

Schlafzimmer: 2

Badezimmer: 2

Fertige m<sup>2</sup>: 85,05 m<sup>2</sup>

### Mietbedingungen

Verfügbar ab:

### Kontaktinformation

IMLIX ID: 1855

