



## 3 bedroom villa in Rua de Fez



### Στοιχεία μεσίτη

|                   |                     |
|-------------------|---------------------|
| Όνομα:            | Ana Meneses         |
| Όνομα εταιρείας:  | UmSeisUm            |
| Χώρα:             | Portugal            |
| Experience since: |                     |
| Τύπος υπηρεσίας:  | Selling a Property  |
| Specialties:      |                     |
| Property Type:    | Apartments          |
| Τηλέφωνο:         |                     |
| Languages:        | English, Portuguese |
| Site:             |                     |

### Στοιχεία καταχώρησης

|              |                  |
|--------------|------------------|
| Ακίνητο για: | Πώληση           |
| Τιμή:        | USD 1,520,826.13 |

### Τοποθεσία

|                        |                                  |
|------------------------|----------------------------------|
| Χώρα:                  | Portugal                         |
| Νομός/Περιοχή/Επαρχία: | Porto                            |
| Πόλη:                  | Porto                            |
| Διεύθυνση:             | Aldoar, Foz do Douro e Nevogilde |
| Δημοσιεύθηκε:          | 02/09/2025                       |
| Περιγραφή:             |                                  |

Located on Rua de Fez, between the city park and Serralves and just a few minutes from Foz do Douro, this gated condominium of floors built in 2020 stands out for the quality of construction and noble finishes, this is a property that, due to its privacy, allows you to relax in maximum tranquility, with its fantastic terrace of 102m2 facing south, imagine the fantastic moments of peace or conviviality that you can enjoy.

Composed of:

- Living room (48m2) with fireplace and access to the terrace
- Fully equipped kitchen with küppersbusch appliances and access to the terrace
- Toilet service
- Suite with double wardrobe and bathroom with whirlpool bathtub and walk in shower
- 2 bedrooms with fitted wardrobes
- Full bathroom to support the rooms with walk in shower
- Terrace with 102m2 with barbecue
- Laundry



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- Closed garage for 1 car and storage areas
  - 2 covered outdoor parking spaces

In the quality of construction, finishes and equipment we highlight:

- Stairs and bathroom of the suite in travertine marble
- Kitchen Cabinets by Studio Emme, with Dekton Countertop
- GSI sanitary ware and chrome Water Evolution taps or similar.
- Heating with wall-mounted boiler associated with radiators in the main rooms and towel rail radiators in the bathrooms (electric).
- Marble fireplace, with ethanol burner, installed in the living room.
- Merten's Instabus EIB Home Automation System or similar that allows centralized control and command of lighting and blinds with smartphone control.
- Electric shutters in all bedrooms and living room.
- Central vacuum system.
- Solar Panels for heating domestic water.
- Entrance door of the house, high security armored with 2 mm steel structure, FICHET central lock with two locking systems.
- Data line, Internet, TV and telephone, in bedrooms, living room and kitchen.
- French oak wood flooring.
- Exterior cladding of the building in ventilated natural stone façade, combined with areas in aluminum sheet and Capoto system (Etics)
- Exterior frames in thermally cut aluminium with clear double glazing from technal.

Now that you've read all the details of this fantastic property, come and see it!

umseisum is a technical reference studio, with competence in the areas of architecture, engineering, construction, design and decoration, with an internal team of dozens of managers, engineers, budget meters and architects.

In addition to the technical areas, umseisum has a strong presence in the real estate sector, and a multidisciplinary team of business managers, trained and specialized in the integrated service that the company offers.

By bringing together skills throughout the construction process cycle, from the search for the property, through the development of the projects necessary for its rehabilitation or remodeling, to the planning and execution of the work, and until its delivery, equipped and decorated, umseisum offers its clients the resulting advantage, that is, the synergy created between the various teams, which translates into a reduction in the value of the investment and obtaining a product that meets expectations.

Thus, through your real estate area, it is possible to find the house, loft, apartment, villa or land, small or large, that corresponds to the ideal of your customers and negotiate the best price for your purchase, use the architectural area to idealize all the spaces of the house with quality, durability and at low cost, lay the construction, recovery, restructuring or rehabilitation in its engineering and construction areas, and designing pieces of furniture, also decorating the total space, with its design and decoration areas.



With its business plan fully focused on optimizing its clients' investment, umseisum specializes in achieving its objectives, taking into account their tastes, needs and financial resources available for each project. - REF: A01580-RF

Κατάσταση: Good

Κατασκευάστηκε: 2020

## Κοινά

Κρεβατοκάμαρες: 3

Μπάνια: 3

Τελειωμένα τετραγωνικά  
πόδια: 164 τ.μ

Μέγεθος αυλής: 102 τ.μ

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL: <https://kuula.co/share/550XC/collection/7Fj9z?logo=-1&info=0&fs=1&vr=1&sd=1&initload=0&thumb=1>

## Contact information

IMLIX ID: A01580-RF

