



## Luxury 2 Bed Apartment for Sale in Vila Nova de Gaia Porto



### Information de l'agent

Nom:	Niall Madden
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Pays:	Royaume-Uni
Experience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 884,245.26

### Location

Pays:	Portugal
État/Région/Province:	Porto
Ville:	Vila Nova de Gaia
Adresse:	Rua Cais Capelo Ivens
Indicatif régional:	4400-076
Soumis:	28/07/2023
Description:	Luxury 2 Bed Apartment for Sale in Vila Nova de Gaia Porto Portugal

Esales Property ID: es5553590

Rua Cais Capelo Ivens  
Vila Nova de Gaia  
4400-076  
Portugal

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Portugal is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

Beautiful duplex of 145 m2, part of the Cais da Fontinha architectural project, with the renovation of



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Porto wine warehouses located in Pier Capelo Ivens, midway between the bridges of D. Luís and Arrábida, overlooking the Douro River. Given the location, they become almost part of the river. It is in walking distance of the old Porto and Gaia historical city, along the bank of the Douro river.

Very cozy and modern apartment, clear, with an exceptional view on the Douro river and the old Porto city from both stories.

The residence hosts common areas (gardens, courtyards) inside the old walls of the wine warehouse, which make it a very special place

The apartment is fully equipped (kitchen and laundry room). Very secure, including a surveillance camera system in the residence.

Two adjoining parking spaces in a closed garage with direct access to the apartment passageway through elevators.

Vila Nova de Gaia (simply 'Gaia' to locals) wings you back to the 17th-century beginnings of port-wine production, when British merchants transformed wine into the post-dinner tippie of choice by adding a dash of brandy. Their grand lodges sit imposingly astride the Douro, inviting you for tours of barrel-lined cellars, tastings, and dinner at rooftop terraces with twinkling views of the historic centre opposite.

## ABOUT THE AREA

Situated on the far bank of the Douro from Porto's Ribeira district is Vila Nova de Gaia (or just Gaia). Despite its location Gaia is actually a city in its own right and extends quite some way from the riverside. Although being just at the other end of Porto's famous Dom Luis bridge this is a fairly arbitrary distinction for most visitors.

Generally speaking, Vila Nova de Gaia is known for one thing – port. In fact this is where all the port wine in the world originates and has done since the 17th century. Historically barrels of wine from the upper Douro Valley would be transported by boat to Gaia. Once here the wine would be taken to one of the port lodges that dominate the riverfront to be made into port. These days the barrels arrive by road, but the process is the same.

An alternative, and very new, way to check out the view is by taking the Teleferico de Gaia. Running from next to the gardens and monastery and along the riverside, the ride takes around five minutes as it whisks you 50 meters above the port lodges and terracotta roofs of Gaia. Possibly not one for those afraid of heights but the views over the Ribeira and back to the bridge.

It is worth taking the time to explore the maze of cobbled lanes and alleys beyond the main strip along the riverfront in Vila Nova de Gaia. Not only do they offer an escape from the crowds but provide a change of scene with some interesting sights. There are a couple of old churches in among the warehouses; the 14th century Igreja de Santa Marinha with its Baroque interior and the Convento de Corpus Christi which is now a venue for the arts.

## MAiN FEATURES:

- 145m2 of living space



- 2 Bedrooms
- 2 Bathrooms
- Stunning Views
- Private Parking
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Portugal
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com

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## Commun

Chambres:	2
Salle de bains:	2
Pied carré fini:	145 m <sup>2</sup>
Dimesions du lot:	145 m <sup>2</sup>

## Building details

Building Amenities:	Elevator
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## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL:	<a href="https://www.youtube.com/embed/TsNZJ2ee1q0?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent">https://www.youtube.com/embed/TsNZJ2ee1q0?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent</a>
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## Contact information

IMLIX ID:	IX4.693.402
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