



## Luxury 4 bedroom duplex apartment in Foz



### Information de l'agent

Nom:	Ana Meneses
Nom de compagnie:	UmSeisUm
Pays:	Portugal
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English, Portuguese
Site web:	

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 3,423,106.99

### Location

Pays:	Portugal
État/Région/Province:	Porto
Ville:	Porto
Adresse:	Aldoar, Foz do Douro e Nevogilde
Soumis:	28/06/2024

### Description:

The luxury 4 bedroom duplex apartment, located in the Nevogilde Foz area, has 4 suites, 2 of which have a closet. It has a private elevator and a garage for 4 cars for added convenience. The kitchen is fully equipped with high quality appliances.

This apartment is developed on two floors, one social with living rooms and kitchen and another more private with individual suites.

Its materialization took into account the sobriety and functionality in the choice of materials, as well as the valorization of the relationship between the Human being and Nature with regard to the distribution of spaces.

In addition, the apartment is equipped with a heat pump and solar panels to optimize the use of natural resources and ensure energy efficiency, contributing to a more sustainable environment. This is the perfect place for those looking for comfort, luxury and a privileged location in the city of Porto.

The energy solutions have been designed to highlight the balance between efficiency, comfort and sustainability. In addition to the care in the selection of construction materials, special importance was



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given to the details that allow to improve the day-to-day life of users.

Private elevator with direct access to the interior of the apartment. Box type garage for 2 parking spaces.

The selected materials are distinguished by their sobriety and functionality. Wooden floors, marble bathrooms, lacquered carpentry and minimalist aluminum window frames. The walls painted in matt white add versatility and brightness to the interior spaces.

A unique location in a revitalized area of the city. Two minutes from the terraces and restaurants by the sea, of the walks on the waterfront and close to the beach of Matosinhos, so sought after for surfing and other water sports.

All the necessary services are in the immediate vicinity, as well as poles of cultural interest such as the Serralves Museum and the Casa da Música. The City Park and the Marginal da Avenida Montevideo are just 100 metres away, providing a peaceful lifestyle close to nature.

This project will be subject to certification, both in terms of technical quality of construction DomusQual and in terms of sustainability Domus Natura. This distinction will only be awarded at the end of construction, but it guarantees each client, from the design phase, a high quality control of the various levels of the construction process, in conjunction with effective measures to minimize environmental impact, greater energy efficiency, comfort and lower use costs. This demanding real estate certification process is being monitored by the multinational consultancy SGS, a world leader in this activity.

With the financial strength of a group with more than half a century of history, which invests in the development of projects based on the culture of contemporary living. In addition to the technical constructive quality of the projects, we seek to involve our partners and suppliers in the search for differentiating solutions, motivate our employees in the exercise of their work with enthusiasm and offer our customers true places of happiness.

- REF: A01495.A4-JR

Année: 2025

### **Commun**

Chambres:	4
Salle de bains:	5
Pied carré fini:	309 m <sup>2</sup>
Dimesions du lot:	237,8 m <sup>2</sup>

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: A01495.A4-JR



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