



## listing



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 975,124.2

#### Location

Pays:	Portugal
État/Région/Province:	Aveiro
Ville:	Vagos
Soumis:	24/01/2026

#### Description:

4-bedroom Duplex Apartment – Praia da Vagueira

This apartment offers a luxurious and peaceful seaside experience, with stunning views over the Ria de Aveiro.

Carefully designed to maximize 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 estuary.

This apartment combines modernity and sustainability, with architecture that prioritizes 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.

A heated communal swimming pool, strategically located, offers a magnificent view over the Aveiro estuary.

#### Areas:

- Living area 170m<sup>2</sup>.
- 2 parking spaces in the basement.
- 315m<sup>2</sup> roof terrace.



- 61m<sup>2</sup> balcony.

#### Layout:

- 2 suites, equipped with built-in wardrobes and en-suite bathrooms.
- 2 bedrooms, equipped with built-in wardrobes and served by a full bathroom.
- 1 guest bathroom.
- Open-plan kitchen and living room.

#### Features:

- State-of-the-art double-anodized aluminum 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 Kuppersbusch washing machine.
- High-efficiency heat pump and tank system for domestic hot water (DHW) production. Includes smart heating time management.
- Sanidusa wall-mounted toilets with OLI flush plate, Sanidusa mixers or equivalent. Epoxy resin shower tray, Cosentino Dekton countertops.

#ref: 155695

### Commun

Chambres:	4
Salle de bains:	4
Pied carré fini:	170 m <sup>2</sup>
Dimesions du lot:	1013 m <sup>2</sup>

### Lease terms

Date Available:

### Information additionnelle

Lien URL du site web: [http://www.arkadia.com/ZAZY-T104675/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T104675/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 155695

