



## 2 Bedroom Apartment with Balcony and Garage – Creixomil, Guimarães



### Information de l'agent

Nom: António Pereira  
Nom de compagnie: ITHLUX  
Pays: Portugal  
Expérience since:  
Type de service: Selling a Property  
Specialties:  
Property Type: Apartments  
Téléphone:  
Languages: Portuguese  
Site web:

### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 368,450.74

#### Location

Pays: Portugal  
État/Région/Province: Braga  
Ville: Guimarães  
Soumis: 05/02/2026

#### Description:

Large 2 bedroom apartment, with 135 m<sup>2</sup> of gross area, located on the 4th floor of a building with elevator, in Creixomil, Guimarães. Property in good condition, with two fronts, great sun exposure and excellent location.

It has a balcony, closed individual garage, storage room and air conditioning, offering comfort and functionality in everyday life. It is located in an area well served by supermarkets, hospitals, leisure parks and sports infrastructures, with good access.

Property currently leased, ideal for investors.

#### Key features:

Typology T2  
135 m<sup>2</sup> of gross area  
2 bathrooms  
Balcony  
Built-in cabinets  
Air conditioning  
Individual enclosed garage



Storage  
Building with elevator  
4th floor

An excellent opportunity for investment or future home ownership in one of the most sought-after areas of Guimarães.

### Why invest and live in Portugal?

- 7th safest country (Global Peace Index 2024 2025)
  - Excellent infrastructure and motorway network
  - Top tourist destination (World Travel Awards)
  - Lisbon, Porto, Madeira and Algarve among the most awarded destinations (WTA)
  - Mild climate all year round Summer: 25°C | Winter: 15-16°C
  - Top 10 for quality of life (InterNations)
  - One of the best countries for expats to live in (InterNations)
  - Mediterranean Diet Cultural Heritage (UNESCO)
  - Excellent gastronomy
  - Praia da Marinha (Algarve) among the best international beaches (Tripadvisor)
  - Portuguese wines awarded (Forbes rankings)
  - Portuguese people recognized for their hospitality (InterNations)
- REF: ITH4057

Nouveau: Non

### Commun

Chambres: 2  
Salle de bains: 2  
Pied carré fini: 118 m<sup>2</sup>

### Lease terms

Date Available:

### Contact information

IMLIX ID: ITH4057

