



## Duplex T4 em Gafanha da Nazaré de 181,00 m<sup>2</sup>



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 1,179,367.84

### Elhelyezkedés

Ország:	Portugal
Állam/Régió/Tartomány:	Aveiro
Város:	Ilhavo
Irányítószám:	3830-766
Feladta:	2025. 12. 06.

Leírás:

New 4-Bedroom Duplex Apartment – Praia da Barra, Aveiro

With four thoughtfully distributed bedrooms, this duplex stands out for its spacious and harmonious layout—perfect for a comfortable family lifestyle or for those who value privacy and generous living areas. The outdoor spaces, including balconies and a vast 135.20 m<sup>2</sup> terrace, offer a privileged experience of the Atlantic breeze and stunning views, in a setting where nature blends seamlessly with contemporary architecture.

### GENERAL FEATURES

- Total Area: 389 m<sup>2</sup>
- Usable Area: 181 m<sup>2</sup>
- Typology: T4 (4 bedrooms)
- Bathrooms: 4
- Terrace: 135.20 m<sup>2</sup> + balconies
- Parking: 4 spaces
- Storage Room
- Energy Rating: A
- Solar Orientation: North / South / East
- Heating: Individual Electric System
- New Development | Modern Construction
- Elevator



- Accessibility for people with reduced mobility

The contemporary design is complemented by high-quality finishes:

- Aluminium frames with thermal break and double glazing
- Electric blackout curtains
- Glass railings with concealed profile, enhancing the sense of openness
- Full air conditioning system, ensuring ideal comfort all year round

The fully equipped kitchen, featuring modern appliances, flows naturally into the spacious and versatile living room—perfect for entertaining or relaxing. The property also includes four parking spaces, offering maximum convenience, safety, and functionality.

The location is one of its greatest assets: set in Praia da Barra, in a quiet and safe area, it offers close proximity to restaurants, shops, services, and the beautiful beaches that make this one of the most desirable areas in the Aveiro district. Between the gentle rhythm of the lagoon and the strength of the Atlantic, this is an address made for quality living.

At the meeting point between the lagoon and the sea, this remarkable 4-bedroom Duplex emerges—a project that brings together modernity, comfort, and exceptional natural light. Every room has been designed with well-being in mind, featuring large windows, generous balconies, and an extraordinary terrace that invites you to enjoy maritime tranquility at any time of the day.

#ref: 143457

## Gyakori

Hálósobák:	4
Fürdőszobák:	4
Kész négyzetméter:	181 nm

## Room details

Total rooms:	4
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## Lease terms

Date Available:

## További információ

Weboldal URL:	<a href="http://www.arkadia.com/ZAZY-T103866/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/ZAZY-T103866/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	143457
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