



## Studio T0 in Vila Nova de Gaia with balcony



### Ügynök információ

Név:	Ana Meneses
Cégnév:	UmSeisUm
Ország:	Portugal
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	English, Portuguese
Weboldal:	

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 183,216.91

### Elhelyezkedés

Ország:	Portugal
Állam/Régió/Tartomány:	Porto
Város:	Vila Nova de Gaia
Cím:	Santa Marinha
Feladta:	2026. 01. 21.
Leírás:	26m <sup>2</sup> T0 apartment in Rua de Marciano Azuaga, Vila Nova de Gaia

Modern studio of 26m<sup>2</sup> of gross area, located in a contemporary building on Rua Marciano de Azuaga. This apartment has a functional and comfortable design, ideal for students or young professionals looking for quality of life in a privileged location.

### Apartment features:

- Kitchen equipped with: Refrigerator, hob, oven, extractor fan and pre-installation for washing machine
- Private balcony for moments of relaxation in the open air
- High-quality finishes with Quick-Step Oak flooring, adding elegance and durability
- Thermal and acoustic cut windows equipped with double glazing, ensuring privacy and excellent insulation
- Air conditioning for thermal comfort all year round
- Possibility of installing a retractable bed to optimize space, creating a multifunctional and versatile environment
- Modern, comfortable and perfectly functional space



---

## Prime location:

Rua de Marciano Azuaga enjoys an exceptional location in Vila Nova de Gaia, in a quiet and residential area in the vicinity of Serra do Pilar, Avenida da República, Jardim do Morro and the iconic D. Luís I Bridge.

The historical surroundings and the proximity to the Douro River provide a privileged view over Porto.

## Amenities in the area:

The area is well served by commerce and various services: restaurants, cafes, convenience stores, bakeries and supermarkets. It also benefits from an excellent public transport network, facilitating access to all areas of the city.

## Points of interest:

- Serra do Pilar and Jardim do Morro just minutes away, offering beautiful walks and stunning views of the Douro River
- D. Luís I Bridge nearby, allowing direct access to Porto's historic center
- Area that perfectly combines residential tranquility with proximity to points of historical and tourist interest

Chronology of the work: Completion scheduled for March 2026.

A unique opportunity to live in one of the most appreciated areas of Vila Nova de Gaia, with all modern amenities and an enviable location.

The images presented are virtual and may not correspond in whole or in part to the final result, and are therefore not binding. - REF: A01588-RF

Built: 2025

## Gyakori

Fürdőszobák: 1

Kész négyzetméter: 24,8 nm

## Lease terms

Date Available:

## Contact information

IMLIX ID: A01588-RF

