



## listing



### 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 918,595.26

### Elhelyezkedés

Ország:	Portugal
Állam/Régió/Tartomány:	Aveiro
Város:	Vagos
Feladta:	2026. 01. 24.

### Leírás:

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 strategically located heated communal swimming pool offers magnificent views over the Aveiro estuary.

### Areas:

- Living area 167m<sup>2</sup>.
- 2 parking spaces in the basement.
- 225m<sup>2</sup> rooftop terrace.
- 47m<sup>2</sup> balcony.



## Layout:

- 3 suites, equipped with built-in wardrobes, en-suite bathroom.
- 1 bedroom, equipped with built-in wardrobe.
- 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.

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## Gyakori

Hálósobák:	4
Fürdőszobák:	4
Kész négyzetméter:	167 nm
Telekméret:	1013 nm

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/ZAZY-T104653/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T104653/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 155697

