



## 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 547,984.61

### Elhelyezkedés

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

### Leírás:

Modern 4-Bedroom House in Gafanha da Encarnação | Close to Barra Beach and Costa Nova – Aveiro

Modern 4-bedroom townhouse in the final stages of construction, located in a quiet and highly sought-after area of Gafanha da Encarnação, just 2 minutes from Barra Beach and 7 minutes from Aveiro city centre. A unique opportunity for those seeking comfort, space and quality of life.

### Features and Layout

Total area: 255 m<sup>2</sup> (227 m<sup>2</sup> usable) | Plot: 413 m<sup>2</sup>

Floors: 2

4 bedrooms | 3 bathrooms

Private entrance: 52 m<sup>2</sup> lateral access providing privacy and direct access to the rear of the property

### Ground floor:

Spacious open-plan living room (46.90 m<sup>2</sup>) integrated with the kitchen (14.70 m<sup>2</sup>), ideal for creating separate living and dining areas

Bedroom / office (12.60 m<sup>2</sup>)



Full supporting bathroom

Upper floor (private area):

Master suite (32 m<sup>2</sup>) with a 12.95 m<sup>2</sup> walk-in closet, private bathroom and exclusive balcony of 14.40 m<sup>2</sup>

Two generous bedrooms (23.05 m<sup>2</sup> and 21.90 m<sup>2</sup>) with built-in wardrobes

Full bathroom (6.35 m<sup>2</sup>)

Two bedrooms with balcony access

Comfort and Quality

Air conditioning in all rooms

Heat pump for domestic hot water

Electric shutters

VMC system (Mechanical Ventilation with Heat Recovery)

Exterior insulation system (ETICS/Capoto) and ceramic cladding

Aluminium tilt-and-turn frames with thermal break and double glazing

Pre-installation for solar panels

Exterior

Laundry area

Rear parking area with electric vehicle charging point

Additional Details

Terraced house

Built-in wardrobes in all bedrooms

Final stage of construction

Energy rating: A



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A modern home with generous interiors, premium finishes and a privileged location — ideal for families who value space, natural light and comfort.

As an independent consultant of the iad Portugal network, I support the entire process with professionalism, transparency and security, working with trusted technical and legal partners whenever necessary.

#ref: 156310

## Gyakori

Hálósobák:	4
Fürdőszobák:	3
Kész négyzetméter:	227 nm
Telekméret:	413 nm

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/ZAZY-T104706/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T104706/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 156310

