



## 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 323,022.51

### Elhelyezkedés

Ország:	Portugal
Állam/Régió/Tartomány:	Porto
Város:	Maia
Feladta:	2026. 02. 27.

### Leírás:

1-Bedroom Apartment – Pedrouços – Maia – New Development  
São João Premium Development – by Lux Premium

A property designed for those seeking tranquility combined with proximity to Portugal's main urban centers, excellent road access, and quality of life.

This 1-bedroom apartment features 53.50 sqm of Gross Construction Area, with a 6.13 sqm gross balcony area, totaling 59.63 sqm of Above-Ground Construction Area, plus 1 private parking space (garage for 1 car).

Pedrouços is a Portuguese parish located in the municipality of Maia, in the district of Porto. It covers an area of 2.25 km<sup>2</sup> and has 11,564 inhabitants (2021 census).

Industry and commerce have been the two main drivers of development in Pedrouços over recent decades, as it is part of a municipality where these sectors play a fundamental role in economic growth.

It borders:

To the north: Águas Santas (Maia municipality)

To the west: São Mamede de Infesta and Senhora da Hora (Matosinhos municipality)



To the east: Rio Tinto (Gondomar municipality)

To the south: Paranhos (Porto municipality)

This development is approximately 15 minutes from cities such as Maia, Vila Nova de Gaia, and Porto.

A project offering unique spaces with high-quality finishes and refined design, set within a residential area where nature complements the construction.

## KEY FEATURES

Aluminum window frames with double glazing and thermal break

Electric thermo-lacquered exterior shutters

Schneider electric elevator (or equivalent)

Pre-installation for air conditioning

Pre-installation for central heating

Heat pump

Private parking

Electric garage gates

Electric vehicle charging point in the garage

Engineered oak floating flooring (or equivalent), typically 10–14 mm thick, with a wear layer (generally oak) between 2–4 mm

SANITANA sanitary ware (or equivalent)

Appliances (oven, hob, and extractor hood), brand expected to be WHIRLPOOL (or equivalent)

Oven and hob: Energy Class A or higher

Extractor hood: Energy Class B or higher

REVIGRÉS ceramic wall and floor tiles (or equivalent)

NOTE: The present finishes specification is not final and may be subject to change. The developer reserves the right to make alterations.



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## Gyakori

Hálósobák: 1  
Fürdőszobák: 1  
Kész négyzetméter: 53 nm

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/ZAZY-T105425/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T105425/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 158412

