



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 389,191.51

Elhelyezkedés

Ország:	Portugal
Állam/Régió/Tartomány:	Porto
Város:	Maia
Feladta:	2026. 03. 31.

Leírás:

2-Bedroom Apartment – Pedrouços – Maia – New Construction
São João Premium is a development by Lux Premium.

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

This 2-bedroom apartment features 80.9 sqm of Gross Construction Area, with a 28.30 sqm gross balcony area, a wraparound balcony serving both bedrooms and the living/dining room, creating a very pleasant atmosphere on the 1st floor of this development.

Gross Above-Ground Construction Area: 104.7 sqm
Plus 1 private garage of 14.45 sqm for one car.

Pedrouços is a Portuguese locality that is part of the municipality of Maia, in the district of Porto. It is a parish with an area of 2.25 km² and 11,564 inhabitants (2021 census).

Industry and commerce are the two main factors that have contributed to the development of the parish of Pedrouços in recent decades, as it is located in a municipality where these sectors play a fundamental role in local growth.

It borders Águas Santas (in the same municipality) to the north; São Mamede de Infesta and Senhora da



Hora (municipality of Matosinhos) to the west; Rio Tinto (municipality of Gondomar) to the east; and Paranhos (municipality of Porto) to the south.

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

A development offering unique spaces of high quality and refined taste, set within a residential area where nature complements the construction.

KEY FEATURES

Aluminum window frames with double glazing and thermal break

Thermo-lacquered electric 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 in 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: This finishes schedule is not final and may be subject to change. The developer reserves the right to make modifications.

#ref: 158491



Gyakori

Hálósobák:	2
Fürdőszobák:	1
Kész négyzetméter:	80 nm

Lease terms

Date Available:

További információ

Weboldal URL: http://www.arkadia.com/ZAZY-T105493/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 158491

