



## 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 483,540.97

### Elhelyezkedés

Ország:	Portugal
Állam/Régió/Tartomány:	Porto
Város:	Maia
Feladta:	2026. 04. 09.

Leírás:

2-Bedroom Apartment – Pedrouços – Maia – New Development

São João Premium is a development by Lux Premium, marketed by IAD Real Estate Portugal.

A property designed for those seeking tranquility while remaining close to Portugal's major urban centers, with excellent road access and quality of life.

This 2-bedroom apartment features 87.58 m<sup>2</sup> of gross construction area, along with an exceptional 55.20 m<sup>2</sup> L-shaped balcony, surrounding both bedrooms and the living/dining room, creating a very pleasant atmosphere on the 4th floor of the development.

Above-ground construction area: 142.78 m<sup>2</sup>

Garage: 13.7 m<sup>2</sup> (1 parking space)

Pedrouços is a Portuguese locality in the municipality of Maia, within 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 main drivers of development in Pedrouços in recent decades, as it is part of a municipality where these sectors play a key role in economic growth.

It is bordered:



to the north by Águas Santas (same municipality)  
to the west by São Mamede de Infesta and Senhora da Hora (municipality of Matosinhos)  
to the east by Rio Tinto (municipality of Gondomar)  
to the south by Paranhos (municipality of Porto)

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

A project with unique, high-quality spaces and refined design, set in an area where nature complements the construction.

## KEY FEATURES

- Aluminum window frames with double glazing and thermal break
- Electric thermal 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
- Oak laminate flooring (or equivalent), typically 10–14 mm thick with a wear layer (usually oak) of 2–4 mm
- SANITANA sanitary equipment (or equivalent)
- Appliances (oven, hob, extractor), expected brand Whirlpool (or equivalent)
- Oven and hob: Energy Class A or higher
- Extractor: Energy Class B or higher
- REVIGRÉS ceramic coverings (or equivalent)

NOTE: This 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:	2
Fürdőszobák:	1
Kész négyzetméter:	87 nm

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/ZAZY-T106467/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_sourc](http://www.arkadia.com/ZAZY-T106467/?utm_campaign=multicast&utm_medium=web&utm_sourc)



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**Contact information**

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160932

