



## listing



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 392,241.62

### Posizione

Nazione:	Portugal
Stato / Regione / Provincia:	Porto
Città:	Maia
Publicato:	07/03/2026

#### Descrizione:

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

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

This 2-bedroom apartment (T2) features 80.9 m<sup>2</sup> of gross construction area, with a 28.30 m<sup>2</sup> gross balcony area.

It includes a wraparound balcony connecting both bedrooms and the living/dining room, creating a very pleasant living environment on the 2nd floor of this development.

Construction Area Above Ground Level: 104.7 m<sup>2</sup>

It also includes one private garage space of 15.3 m<sup>2</sup> for 1 car.

Pedrouços is a Portuguese locality that belongs to the municipality of Maia, in the district of Porto. It is a parish with 2.25 km<sup>2</sup> of area and 11,564 inhabitants (2021 census).

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



Pedrouços borders:

North: Águas Santas (Maia municipality)

West: São Mamede de Infesta and Senhora da Hora (Matosinhos municipality)

East: Rio Tinto (Gondomar municipality)

South: Paranhos (Porto municipality)

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

It is a development with unique spaces, high-quality finishes, and refined design, set in a residential area where nature complements the architecture.

## Highlights

Aluminum window frames with double glazing and thermal break

Electric exterior thermal-lacquered 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

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

SANITANA sanitary equipment (or equivalent)

Kitchen appliances (oven, hob, and extractor hood), expected brand WHIRLPOOL (or equivalent)

Oven and hob: Energy Class A or higher

Extractor hood: Energy Class B or higher



REVIGRÉS ceramic coverings (or equivalent)

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

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## Comune

Camere da letto:	2
Bagni:	1
Finito piedi quadrati:	80 mq

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/ZAZY-T105643/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T105643/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 158929

