



## listing



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 269,000

### Locatie

Aanbevolen Auto Onderdelen:	Portugal
Staat/Regio/Pronvincie:	Porto
Plaats:	Maia
Geplaatst:	05-04-2026

### Omschrijving:

Exclusive Property in Águas Santas: Your New Haven Between City Life and Tranquillity

A Unique Opportunity for Investment or a Home of Your Own | Exclusive Listing

We present this sophisticated 126 m<sup>2</sup> two-bedroom apartment, situated in a prime location in Águas Santas. Located on the 4th floor with unobstructed views, this property combines the solidity of traditional construction with a prime location that places it just minutes from the main urban centres of Northern Portugal.

### Global Connectivity: The World at Your Doorstep

Living here means enjoying the privilege of total mobility. Whether for leisure or business, the connections are unbeatable:

**Direct Access to Motorways (A3 and A4):** Immediate connection to the country's main road networks.

Reach **\*\*Porto city centre or Francisco Sá Carneiro International Airport\*\*** in just a few minutes.

**Rail Transport:** Just a few metres from Palmilheira Station, allowing for a quick, eco-friendly and traffic-free journey to the University Campus and the heart of Porto.

### Comfort and Functional Elegance

This flat has been designed for those who value well-being and practicality:

**Cosy Atmosphere:** The living room stands out for its fireplace with a wood-burning stove, creating the



perfect atmosphere for winter days.

**Superior Privacy:** With 2 spacious bedrooms and 2 bathrooms, it offers the ideal layout for families or the premium rental market (postgraduate students or young professionals).

**Modern Practicality:** Functional kitchen with separate laundry room, generous entrance hall and high-speed fibre optic infrastructure.

**Inclusive Accessibility:** Building equipped with a lift, access for people with reduced mobility, reinforced door and mechanical ventilation.

### Location and Appreciation Potential

Situated in an established and safe residential area, the property benefits from a comprehensive network of amenities (supermarkets, gyms, schools and pharmacies) within a short walking distance. It is a highly liquid asset, with growing appreciation potential due to its strategic proximity to Porto.

### Technical Summary:

Gross Area: 126 m<sup>2</sup>

Layout: 2-bedroom (with 2 bathrooms)

Floor: 4th (Excellent natural light)

Condition: Impeccably maintained (Built in 1997)

Highlights: Fireplace, 2 bathrooms, fully accessible and 'hub' location.

### An Invitation to Exclusivity

This property is being marketed internationally and, given its value for money and strategic location, represents an exceptional market opportunity.

Don't miss the chance to secure this safe investment.

Please contact me directly for further information and to arrange a viewing (in person or via video call).

Hello, my name is Manuel Pinto and I am an independent estate agent at iad, specialising in the Porto market.

iad is an international network that has been operating in Portugal since 2015; its digital approach allows me to offer a personalised service, tailored to your needs — wherever you are.

By working with me, you benefit from close and transparent support, as well as the global visibility that iad guarantees for your properties.

Whether you're looking to buy, sell or rent, I'm here to help you achieve the best results with confidence and professionalism.



#ref: 852058

## Algemeen

Slaapkamers: 2  
Badkamers: 2  
Afgewerkte vierkante meter: 94 m<sup>2</sup>

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/ZAZY-T106236/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T106236/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 852058

