



## 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:	USD 253,564.17

### Locatie

Aanbevolen Auto Onderdelen:	Portugal
Staat/Regio/Pronvincie:	Aveiro
Plaats:	Sever do Vouga
Geplaatst:	11-04-2026

### Omschrijving:

Modernity and Nature: 3 New Apartments in Pessegueiro do Vouga

Where a rural 1950s structure once stood, a comprehensive regeneration project is being born.

This building is being transformed into 3 independent units (2-bedroom apartments), merging the serenity of the Vouga region with the precision of contemporary construction. Whether for investment, your first home, a strategic remote-work hub, or the convenience of a ground-floor unit, this project adapts to your next stage of life.

### The Apartment:

- Open-plan living room and kitchen;
- 2 Bedrooms (including 1 suite);
- 2 Bathrooms and storage space;
- Balcony and private parking space;
- Outdoor area with a communal BBQ.

### Technical Specs & Comfort (Fully Electric):

- Insulation: External Thermal Insulation Composite System (ETICS/Capoto) and PVC window frames with fiber, thermal break, and double glazing.
- Climate Control: Heat Pump for water heating and pre-installation for Air Conditioning.
- Finishes: Luxury vinyl flooring and ceramic sanitary ware.

### Prime Location

Nature at your doorstep: Just meters away from the River Beach and the Vouga Ecopista, perfect for



sports and riverside relaxation.

Essential Services: 4km from the center of Sever do Vouga, where you will find schools, a health center, pharmacies, supermarkets, and the Cultural Center (cinema/concerts).

Lifestyle: Close to the vibrant activities of the Vouga River and the iconic Blueberry Festival (Feira do Mirtilo).

Connectivity: Only 9.5km from the A25 motorway, providing quick access to Aveiro and main transport hubs.

Choose Your Unit:

Ground Floor: Direct access with no stairs.

First Floor (Units 1 & 2): Abundant natural light, elevated views, and total privacy for focus and rest.

Completion scheduled for August 2026.

Invest in your quality of life. Schedule your visit today and be the first to call this home!

#ref: 848479

## Algemeen

Slaapkamers:	2
Badkamers:	2
Afgewerkte vierkante meter:	80 m <sup>2</sup>

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/ZAZY-T106533/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T106533/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 848479



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<https://www.imlix.com/nl/>

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