



## listing



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 299,949.47

#### Location

Country: Portugal  
State/Region/Province: Porto  
City: Maia  
Posted: Oct 17, 2025  
Description:  
Excellent 3-Bedroom Apartment

Located near Areosa, this 3-bedroom apartment stands out for its excellent sun exposure, with two façades—east and west—allowing natural light to enter throughout the day.

All rooms have access to balconies, enhancing the sense of space and providing very effective cross-ventilation.

With a usable area of 72.59 m<sup>2</sup>, complemented by a gross dependent area of 12.30 m<sup>2</sup>, this property offers a well-balanced and functional layout.

The kitchen is fully equipped and includes two storage rooms, ensuring excellent organization capacity—ideal for a family’s daily life.

The private area includes a full bathroom, and there is also a guest bathroom, adding extra convenience.

The location provides quick access to some of the city’s main roads, such as EN12, A3 and VCI, enabling fast and efficient travel to Porto, Maia, or Matosinhos.

Its proximity to São João Hospital and the University of Porto’s Campus makes this property particularly attractive, both for own housing and as an investment in the rental market, given the high demand in this



area.

The neighborhood offers a wide range of services, such as supermarkets, pharmacies, schools, cafés, and restaurants, as well as green areas and leisure spaces that contribute to an excellent quality of life.

Public transport is within walking distance, with STCP bus lines and metro stations nearby, further enhancing the apartment's potential.

Book your visit today!

### **Common**

Bedrooms:	3
Bathrooms:	2
Finished sq. ft.:	100 sq m
Lot Size:	112 sq m

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/LCIR-T4892/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/LCIR-T4892/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: sort24245

