



## 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 277,151.53

#### Location

Country: Portugal  
State/Region/Province: Aveiro  
City: Oliveira de Azeméis  
Posted: Apr 08, 2026

Description:  
New Development in Nogueira do Cravo: Elegance and Comfort

Discover the perfect balance between urban modernity and village serenity. We present T2 and T3 apartments with generous areas ranging from 111 m<sup>2</sup> to 190.60 m<sup>2</sup>, designed for those who refuse to compromise on quality and well-being.

#### Premium Finishes

Every detail has been carefully considered to deliver a superior living experience, featuring high-end materials and cutting-edge technology:

- **Thermal and Acoustic Comfort:** Equipped with air conditioning, heat pump and electric thermal shutters. Insulation ensured through ETICS external cladding, sandwich-panel roofing and double-glazed thermal-break window frames.
- **Interior Design:** AC5 floating flooring, false ceilings with built-in lighting and refined oak-veneer carpentry.
- **Gourmet Kitchens:** “Natura” spaces with Silestone worktops, fully equipped with hob, oven, extractor hood, microwave and fridge-freezer.
- **Security and Convenience:** Security door, video intercom and closed automated garages (box) for total privacy.

Prime Location: Nogueira do Cravo



Living in Nogueira do Cravo means embracing the tranquility of a historic village with strategic access:

- **Connectivity:** Excellent proximity to IC2 and A25 junctions, enabling quick links to Oliveira de Azeméis, São João da Madeira and Albergaria-a-Velha.
- **Services and Leisure:** Minutes from schools, pharmacies, local shops and leisure areas, allowing practical daily living without big-city stress.
- **Setting:** A location combining modern residential development with tradition, ideal for families seeking space and safety.

### Leisure and Nature

- **La Salette Park:** One of the region's landmarks in Oliveira de Azeméis (approx. 5 km), ideal for walks, sports and family time.
- **Ul River Leisure Areas:** Green spaces and walking trails offering direct contact with nature.
- **Sports:** Municipal pavilions and sports complexes with swimming pools and tennis courts nearby.

### Retail and Services

- **Supermarkets:** Quick access to major supermarkets in central Oliveira de Azeméis, less than 8 minutes away.
- **Local Commerce:** Butchers, bakeries and pharmacies available within Nogueira do Cravo village for everyday needs.
- **Healthcare:** Close to Oliveira de Azeméis Hospital and several health centres and private clinics within a 5 km radius.

### Proximity and Main Access

Living in this development allows you to enjoy village calm while staying well connected to the main cities of Northern and Central Portugal:

- **Aveiro ("Portuguese Venice"):** approx. 35 km (30–35 min), easy access via IC2 and A25.
- **Porto:** approx. 45 km (40–45 min), via A1 or A29.
- **Francisco Sá Carneiro Airport (OPO):** approx. 55 km (45–50 min), mostly motorway journey.

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### Common

Bedrooms:	2
Bathrooms:	2
Finished sq. ft.:	111 sq m
Lot Size:	1439 sq m

### Lease terms

Date Available:



## **Additional information**

Website URL:

[http://www.arkadia.com/ZAZY-T105388/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T105388/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

158380

