



T3 Duplex with balconies and terrace Sophistication and Exclusivity in Aveiro



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 659,500.31

Location

Country: Portugal
State/Region/Province: Aveiro
City: Aveiro
Posted: Apr 09, 2026

Description:

Typology T3 Duplex with Balcony and Penthouse Terraces

Comprising living room and kitchen in open space, a service bathroom and balcony downstairs and a suite with dressing room, two bedrooms, a bathroom and a rooftop terrace upstairs, with two parking spaces.

Fraction S

Floor 3: Living Room | Kitchen | 1 Bathroom | Balcony

Floor 4: 3 Bedrooms | 2 Bathrooms | Terrace

2 Garage Spaces

Gross Area: 118.7m²

Net Area: 104.8m²

Discover a new housing concept at NB 20 40, a unique development where the proximity to the Ria and the Salinas de Aveiro creates a natural setting of rare beauty and inspiration. Here, tranquillity and harmony merge with a contemporary lifestyle, offering the perfect balance between nature, comfort and convenience.

Located next to the emblematic São Roque Canal and the picturesque Beira-Mar neighbourhood, NB 20 40 allows you to live in the heart of Aveiro, surrounded by culture, history and a vibrant restaurant and leisure offer. A few minutes away, you will also find the iconic beaches of Barra and Costa Nova, ideal for moments of relaxation by the sea.



With a contemporary architecture with elegant and innovative lines, this development was carefully designed to provide spaces that transcend functionality. Every detail has been designed to create emotionally engaging and aesthetically sophisticated environments, in perfect harmony with a demanding lifestyle.

NB 20 40 consists of 22 exclusive apartments, from T1 to T4 Duplex, with areas between 56 m² and 133 m², complemented by 33 parking spaces. The houses stand out for their high quality standards, with premium finishes and modern solutions such as hidden air conditioning, full-height doors, suspended crockery and electronic locks.

The interiors favour the open space concept, with fully equipped kitchens and large spaces that favour natural light and daily comfort. Each flat has been designed to offer a distinct living experience, where design and functionality coexist in perfect harmony.

Living in NB 20 40 is also enjoying a strategic location, with quick access to the main roads and proximity to all essential amenities shopping areas, markets, health services, pharmacies and educational establishments.

The city of Aveiro, known for its rich tradition linked to the estuary and the sea, also invites you to explore a diversified gastronomy, where the authentic flavours of fresh fish and seafood stand out, as well as the renowned regional sweets.

About 65 minutes from Porto Airport, the NB 20 40 benefits from excellent accessibility, making it an ideal choice for both permanent residence and investment.

NB 20 40 where elegance finds its natural place.

Energy Rating: A

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New: Yes

Common

Bedrooms:	3
Bathrooms:	3
Finished sq. ft.:	105.79 sq m

Building details

Parking:	Yes
Number of Garages:	1

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/VKVH-T3431/?utm_camp



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