



## New 2 Bedroom Villa – 2nd Sea Line | Aver-o-Mar, Póvoa de Varzim



### Informações do Revendedor

Name:	Salomé Teixeira
Nome da Empresa:	ComprarCasa
Empresa:	Famalicão/ Póvoa de Varzim
País:	Portugal
Experience since:	
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefone:	
Languages:	English, Portuguese
Website:	<a href="https://www.comprarcasa.pt/famalicao">https://www.comprarcasa.pt/famalicao</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 403,469.45

### Localização

Country:	Portugal
State/Region/Province:	Porto
Cidade:	Póvoa de Varzim
Address:	Aver-o-mar, Amorim e Terroso
Adicionado:	14/05/2025
Informação adicional:	New 2 Bedroom Villa 2nd Sea Line   A Ver-o-Mar, Póvoa de Varzim

Just 100 metres from Fragosa Beach

We present this magnificent new 2 bedroom villa, located on the second line of the sea, just 100 meters from the stunning Praia da Fragosa, in A Ver-o-Mar, Póvoa de Varzim. A privileged location that combines tranquility, proximity to nature and easy access to all urban amenities.

Developed on the ground floor and 1st floor, this villa offers a modern, functional and welcoming environment, ideal for those who value comfort and quality of life by the sea.

### Key features:

Spacious and bright environments, with excellent solar orientation to the east, ensuring natural light for most of the day.



- Open space kitchen furnished and equipped with hob, oven, microwave and extractor fan, which provides a modern environment, perfect for moments with family or friends.
- Two bedrooms with en-suite, designed to provide more privacy and comfort, both with built-in wardrobes.
- Air conditioning and Heat Pump for water heating, ensuring thermal comfort throughout the year.
- Pantry for extra storage, essential for keeping the house organized.
- Private patio with space for one car, offering all the convenience in the parking lot.

The villa is located in a quiet residential area, but with excellent access and proximity to local shops, restaurants and public transport, allowing a practical and pleasant experience.

This is the ideal opportunity for those who want to live by the sea, in a modern property, with quality finishes and designed for daily well-being.

#### NOTE:

- If you are a real estate consultant this property is available for business sharing.
- When visiting this property, please bring your identification document;

#### WHY BUY WITH COMPRARCASA FAMALICÃO?

Because we like to help buyers find their dream home! That's why we work with each client individually, taking the time to understand their lifestyle, needs and desires.

#### WHEN YOU CHOOSE COMPRARCASA FAMALICÃO YOU CAN COUNT ON:

- A specialist professional knowledgeable about the market;
- A partner involved in negotiating in your interest;
- The indispensable tools and systems to speed up the purchase of your home;

#### WE ARE COMMITTED TO HELPING YOU ACQUIRE YOUR HOME THROUGH:

- Definition of your needs and motivations;
- Financial approval;
- Property search;
- Pre-selection of the properties searched;
- Market analysis;
- Support in negotiation;
- Procedural support;
- Accompaniment.

We have a 360º service indoors.

COMPRARCASA FAMALICÃO has specialized professionals ready to provide you with an excellent



---

service! - REF: 261/M/03931

Novo: Sim  
Construído: 2025

## Comum

Quartos de dormir: 2  
Banheiro: 3  
Pés quadrados acabados: 104,3 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: 261/M/03931

