



## 3 Bedrooms Duplex Garden São Bráz



### Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 489,233.19

### Местоположение

Страна:	Португалия
Область:	Aveiro
Город:	Авейру
Добавлено:	09.04.2026

Описание:

T3 Duplex with balconies

Fraction AR

Comprising living room and kitchen in open space, a suite with dressing room, two bedrooms, a space for laundry care, three bathrooms, balcony, terrace and two parking spaces with storage space.

Floor 2: 1 Suite | 2 Bedrooms | 2 Bathrooms | Balcony

Floor 3: Living Room | Kitchen | 1 Service Bathroom | 1 Space for Laundry Treatment | Terrace | 2 Garage Spaces | Storage space

Gross Area: 124.14m<sup>2</sup>

Living Area: 100.80m<sup>2</sup>

With a strategic location, it offers the ideal balance between proximity to the city centre, shopping areas and main accesses, and the serenity of an environment surrounded by nature.

Consisting of 30 apartments of different types T1, T1+1, T2, T2 Duplex and T3 Duplex spread over 4 floors, NB Garden was designed to provide comfort, functionality and energy efficiency. All fractions have a parking space, balconies and access to pleasant outdoor garden spaces.

Contemporary architecture favours elegant lines and high-quality materials, with modern finishes and solutions designed for everyday life, including air conditioning and a spatial organisation that values



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luminosity and well-being.

Inserted in a community with a strong local identity, next to the Chapel of São Geraldo, NB Garden preserves the connection to traditions and the spirit of neighbourhood, offering an environment where tranquillity and a sense of belonging stand out.

A few minutes away are essential points such as the city centre, the Aveiro Forum, the University, train station, shopping areas, public services and access to beaches and main roads.

More than a place to live, NB Garden is a refuge designed for those who value quality of life, proximity and harmony.

NB Garden where his new story begins.

NOTE: T1 Model Floor Photographs and Digital Home Staging Images

Energy Rating: A

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Новый: да

## Общие

Спальни: 3  
Ванные комнаты: 3  
Готовые кв.м.: 105.71 кв м

## Building details

Parking: да  
Number of Garages: 1

## Lease terms

Date Available:

## Дополнительная информация

URL вебсайта: [http://www.arkadia.com/VKVH-T3428/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/VKVH-T3428/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: GARDEN\_AR



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