



## listing



### 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 283,048.37

### Местоположение

Страна:	Португалия
Область:	Porto
Город:	Вила-Нова-де-Гайя
Добавлено:	11.04.2026

#### Описание:

[Unique Opportunity] Brand-New 1+1 Bedroom Apartment in Gaia: Where Central Living Meets Peaceful Comfort!

Living in the heart of Vila Nova de Gaia while enjoying the tranquility of a residential street is now possible.

I present this exclusive brand-new 1+1 bedroom apartment, located in the city center, just 200 meters from El Corte Inglés and the prestigious Avenida da República. Situated on the 4th floor with elevator access, this property combines modern design with an outstanding strategic location—ideal both as a primary residence or a secure, high-yield investment.

What defines this property:

- Absolute Connectivity: Only 350m from João de Deus Metro Station, with immediate access to major road networks, allowing you to reach any point in Greater Porto within minutes.
- Open-Space Concept: Living room and kitchen seamlessly integrated, designed to maximize space and natural light, with direct access to a private balcony—your personal retreat in the city center.
- “Plus” Versatility: The additional (+1) room features a direct window, offering the natural light needed for a premium home office (perfect for remote work) or a functional extra bedroom.



- **Comfort & Privacy:** Master suite with private bathroom, complemented by a second full bathroom in the social area.
- **Abundant Natural Light:** With dual exposure and a privileged south and west orientation, this apartment is bathed in natural light throughout the day, ensuring a warm, welcoming atmosphere and excellent thermal efficiency.
- **Top-Tier Efficiency:** This property is future-ready. With an A energy rating, it offers superior thermal comfort and reduced operating costs—an intelligent choice for those who value sustainability, lower household expenses, and long-term asset appreciation.
- **Stress-Free Logistics:** Includes a private parking space, solving the parking challenges typical of central city living.

**Premium Location** (everything within walking distance):

- **Culture & Leisure:** 80m from the Municipal Auditorium and 120m from the Municipal Library.
- **Education & Health:** Close to kindergartens, primary and secondary schools, and healthcare facilities.
- **Lifestyle:** Surrounded by all types of shops and essential services, as well as gyms and green areas (Lavandeira Municipal Park).

**Strategic Insight** (For Investors):

This is a low-volatility, high-demand asset. Project completion will ensure immediate capital appreciation. In the rental market, proximity to the metro and El Corte Inglés guarantees near 100% occupancy rates, with yields above the market average for new properties.

Don't miss the opportunity to secure a property where limited supply drives future value.

Contact me today and stay ahead of the market!

The trusted choice with IAD: Working with IAD means a real estate process guided by full transparency and trust. Supported by a strong international network and personalized consultancy focused entirely on your interests, we ensure a professional, efficient, and secure experience at every stage of the transaction. We are here to simplify your decision and ensure your investment is, above all, a success.

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## **Общие**

Спальни:	1
Ванные комнаты:	2
Готовые кв.м.:	55 кв м

## **Lease terms**



Date Available:

## **Дополнительная информация**

URL вебсайта:

[http://www.arkadia.com/ZAZY-T106235/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T106235/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

159419

