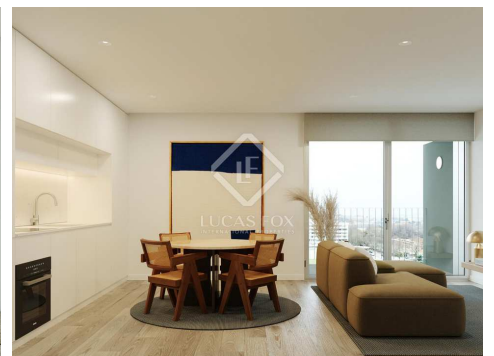
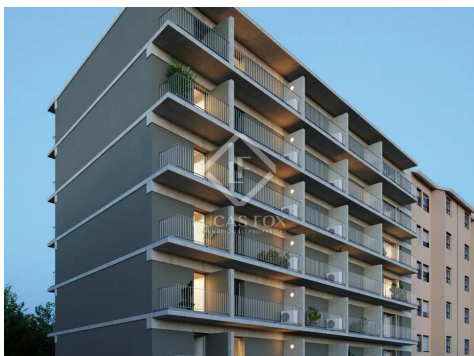


€325,000 Apartment - For sale

## New build 2 Bedroom apartment with 14m<sup>2</sup> terrace for sale in Porto, Portugal

Portugal » Porto » 4200

2 Bedrooms    2 Bathrooms    68m<sup>2</sup> Floorplan    14m<sup>2</sup> Terrace



Contact us today for more information or to arrange a viewing

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### OVERVIEW

## New 2 bedroom apartment, with balcony and parking space, close to the University Center

This 2-bedroom apartment measuring 68 m<sup>2</sup> and with a 14 m<sup>2</sup> balcony, is located in the new Salgueiros Flats development, in Paranhos, 100 meters from the Salgueiros Metro station.

This apartment, facing East, has two bedrooms, one of them a suite.

The project, designed by architect Sofia Granjo, includes 34 dwellings (21 T1 apartments and 13 T2 apartments), spread over 7 floors.

The building has 36 parking spaces, spread over 2 basements.

The apartments, facing east or west, combine design, comfort and functionality, aimed at a public that prefers living in a consolidated residential area, which indicates a high and safe appreciation potential.

The construction work on the Salgueiros Flats Building will be completed in September 2024.

#### Finishes:

- Carpentry in white lacquered MDF;
- Valadares suspended toilets;
- Portrisa security doors or equivalent;
- Anodized aluminum frames with double glazing and thermal cut;
- Candy household appliances;
- Electrical switching material from EFAPEL or equivalent;
- LED projectors;
- Video intercom;
- Heating of sanitary water by heat pump;
- Orona elevators or equivalent;
- Heating/Cooling: pre-installation of air conditioning – multisplit system;
- Parking space



[lucasfox.com/go/opo39504](https://lucasfox.com/go/opo39504)

Private garage, Lift, Security, New build,  
Heating, Equipped Kitchen,  
Built-in wardrobes, Balcony,  
Air conditioning

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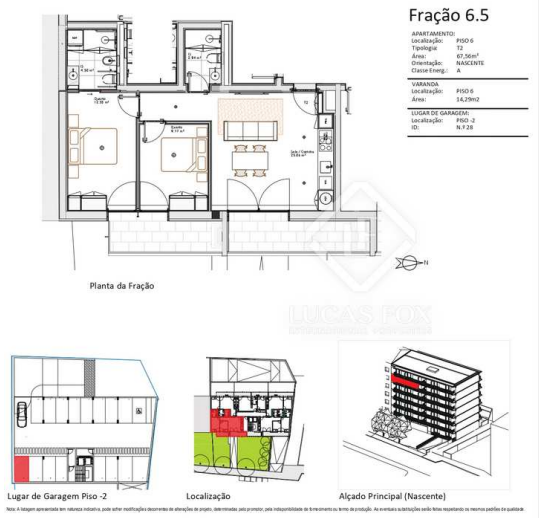
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**2** Bedrooms  
**2** Bathrooms  
**68m<sup>2</sup>** Floorplan  
**14m<sup>2</sup>** Terrace



**REVESTIMENTOS**

- Revestimentos:
  - Zonas secas: soalho flutuante
  - Zonas húmidas: mosaico porcelânico
- Paredes:
  - Zonas secas: gesso cartonado pintado
  - Zonas húmidas:
    - parede: aglomerado de mármore compacto entre móveis
    - telas: - mosaico porcelânico e gesso cartonado pintado
  - Zonas lajes: lajes feitas em gesso cartonado
  - Zonas húmidas: lajes feitas em gesso cartonado hidrófugo

**ROLAMENITOS entre FRAÇÕES**

- paredes entre habitações contíguas em bloco térmico
- placas de gesso cartonado e isolamento

**CARPINTARIAS**

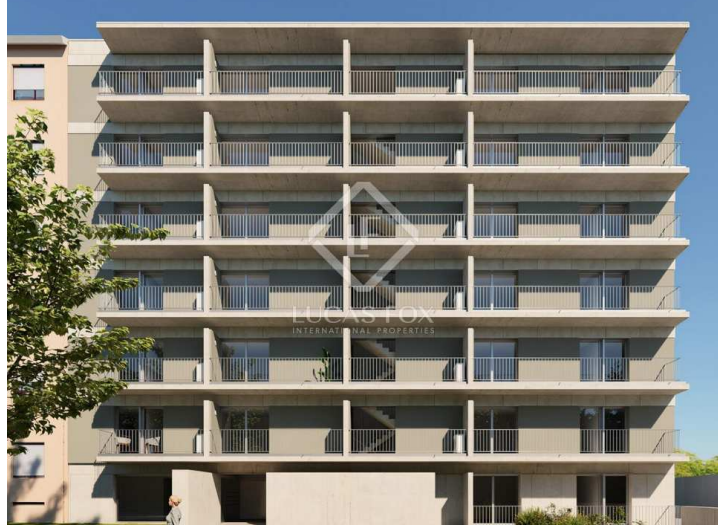
- Portas e armários: MDF lacado
- Cozinha: MDF lacado

**INSTALAÇÕES SANITÁRIAS**

- Louça sanitária suspensa Sanitidusa
- Lavatório Valadero: NiCe e armário em MDF lacado
- Duche em mosaico porcelânico e revestido em vidro
- Espelho
- Torneiras: misturadoras: monocomando OFA

**EQUIPAMENTOS DIVERSOS**

- Portas de voo: porta Portugal ou equivalente
- Candelária de alumínio anodizado com vidro duplo e ca. térmico
- Eletrodomésticos: Candy
- Material elétrico de marca da EAFEL ou equivalente
- Projetores de LED
- Videoproteção
- Aquecimento das águas sanitárias por bomba de calor
- Lava roupa em inox e misturadora monocomando OFA equivalente
- Esquadros: Orma ou equivalente
- Aquecimento/Arrefecimento: pré-instalação de ar condicionado sistema multiplata



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