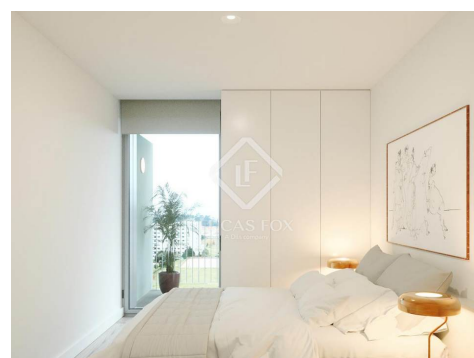
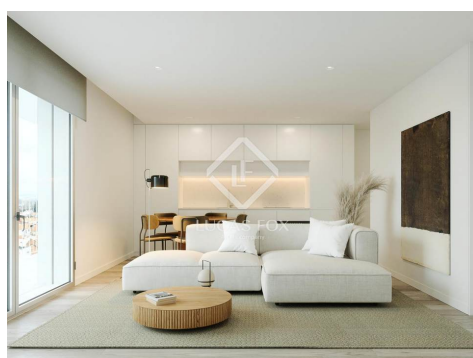
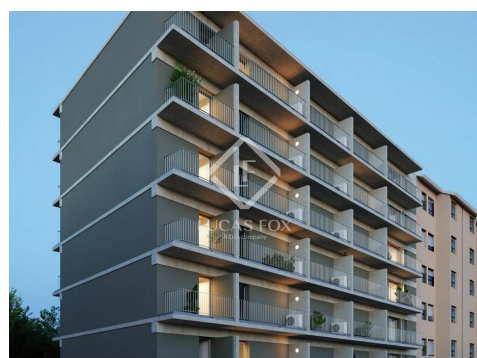


€325,000 Apartment - Sold

New build 2 Bedroom apartment with 14m² terrace for sale in Porto Baixa, Porto

Portugal » Porto » Porto Baixa » 4200

2	2	68m²	14m²
Bedrooms	Bathrooms	Floorplan	Terrace



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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 m2 and with a 14 m2 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.

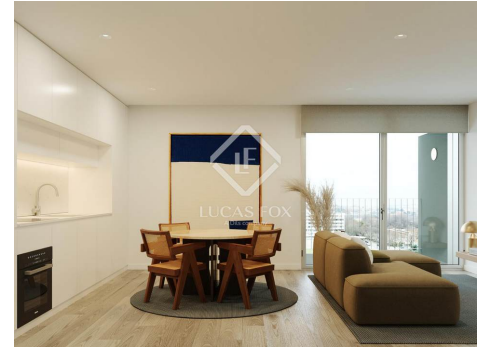
The building has 36 parking spaces, spread over 2 basements.

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



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

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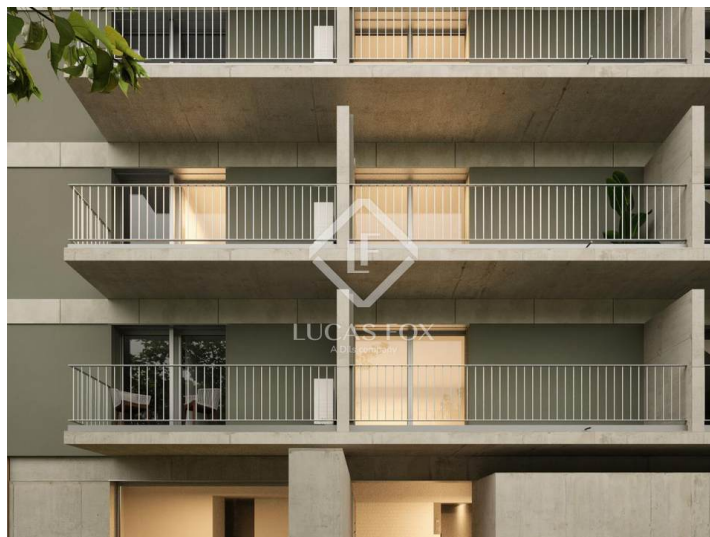
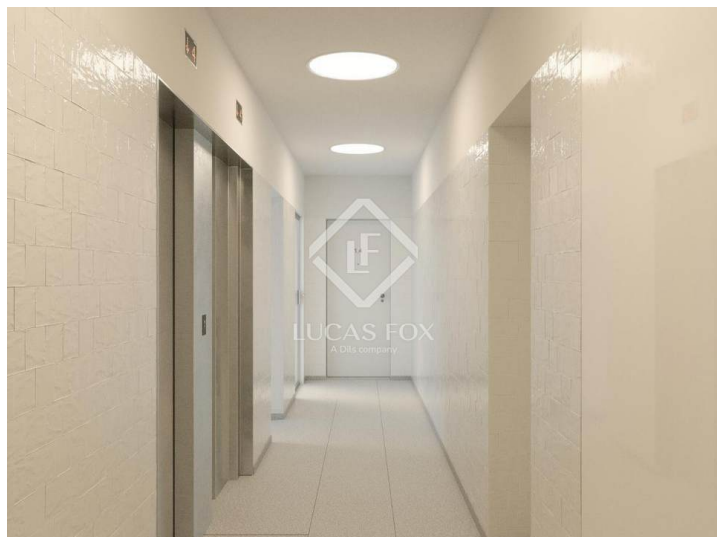
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2 Bedrooms
2 Bathrooms
68m² Floorplan
14m² Terrace



REVESTIMENTOS

- Pavimentos:
 - Zonas secas: soalho flutuante
 - Zonas húmidas: mosaico porcelânico
- Paredes:
 - Zonas secas: gesso cartonado pintado
 - Zonas húmidas:
 - cerâmica aglomerado de mármore compacto entre vidros
 - cer. - mosaico porcelânico e gesso cartonado pintado
- Tetos:
 - Zonas secas: tetos falsos em gesso cartonado;
 - Zonas húmidas: tetos falsos em gesso cartonado isolado

ISOLAMENTOS

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

CARPENTARIAS

- Portas e armários: MDF Lacado
- Cozinha: MDF Lacado

INSTALAÇÕES SANITÁRIAS

- Sanitário: Sanitário suspenso Sanidux
- Sanitário: Válvulas Niche e armário em MDF lacado
- Ducha em mosaico porcelânico e resguarda em vidro
- Espelho
- Torneiras misturadoras monocomando ODA

EQUIPAMENTOS DIVERSOS

- Portas de segurança Portlux ou equivalente
- Candelabros de alumínio anodizado com vidro duplo e c.a térmico
- Eletrodomésticos: Candy
- Material elétrico de medida da (EAFI) ou equivalente
- Projetores de LED
- Videoproteção
- Aquecimento das águas sanitárias por bomba de calor
- Lava louça em inox e misturadora monocomando ODA equivalente
- Elevadores Otis ou equivalente
- Aquecimento/ventilação: pré-instalação de ar condicionado sistema multi-split

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