

€775,000 House / Villa - For sale - Top Pick

## Excellent 3 Bedroom house / villa with 28m<sup>2</sup> garden for sale in Porto, Portugal

Portugal » Porto » 4100-506

**3** Bedrooms    **4** Bathrooms    **142m<sup>2</sup>** Floorplan    **28m<sup>2</sup>** Garden



Contact us today for more information or to arrange a viewing

+351 221107946 • porto@lucasfox.com • lucasfox.com • Av. Brasil, 330, Porto, Portugal, Portugal

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Bedrooms	Bathrooms	Floorplan	Garden

### OVERVIEW

### Luxurious 3 bedroom villa, with private garden and 2 parking spaces, located in a new development, next to Parque da Cidade.

This 3 bedroom villa with a total area of 222 m<sup>2</sup> and a gross private area of 142 m<sup>2</sup>, is located in a new development, Vila Nova Parque, which includes 13 houses, of type T3 or T4, spread over 4 blocks, all predominantly exposed to the South.

This house is located in Block B, at the top North of the land, consisting of 4 T3 houses, with ground floor, 1st floor and set back. In this Block, pedestrian and vehicle access is provided on the North front of the land, with the garage being common to both buildings.

On floor 0, the large glass surfaces in the south-facing rooms will allow a perfect relationship between the interior of the house and its garden.

The interior of the villas will feature a superior quality standard, from the Ibiza marble in the bathrooms, to the lacquered kitchens and carpentry.

The flooring in the living rooms, hallways and bedrooms will be made of glued multi-layer wooden flooring, finished in Riga or Oak.

The kitchens will be equipped with built-in appliances, allowing for a modern and sober image.

Outside the development, the land will be completely enclosed in granite walls, occasionally combined with metal profiles, particularly around Sobreiro, located in front of Rua de Vila Nova, which will be preserved and integrated into the condominium.

All houses will have a private garden, which will face common garden areas or pedestrian paths.

Circulation areas in common spaces will be subject to video surveillance.

All homes will be equipped with an energy production system with photovoltaic panels and, in parallel, will be equipped with heat pumps to produce DHW and a heat pump for space heating/cooling, substantially minimizing the energy costs traditionally associated with use of a dwelling.



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Terrace, Garden, Private garage,  
Wooden flooring, Natural light, New build,  
Near international schools, Heating,  
Equipped Kitchen, Double glazing,  
Built-in wardrobes, Alarm, Air conditioning

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