



# LUXIMOS

# CHRISTIE'S

INTERNATIONAL REAL ESTATE



## NEW 4-BEDROOM VILLA WITH POOL NEAR GRANJA BEACH IN GAIA, PORTUGAL

Ref. LS05454

€ 875 000

Four-bedroom villa in the final stages of construction with several patios, outdoor areas and a swimming pool, ideal for outdoor living, set in a quiet residential area just a few minutes' walk from Granja beach in Vila Nova de Gaia. Spread over two floors, it features high-quality finishes and outdoor spaces with a swimming pool, garden, terrace and barbecue area. Inside, on the first floor you'll find the kitchen equipped with Siemens appliances, a large and bright living room that opens onto the garden with swimming pool, a service bathroom and a bedroom or office. On the upper floor are the three suites, all with built-in closets, as well as balconies and a magnificent skylight that brings natural light into the common spac...

<b>Plot Area:</b>	524 m <sup>2</sup>   5 640 sq ft	<b>Deployment Area:</b>	203 m <sup>2</sup>   2 180 sq ft
<b>Building Area:</b>	296 m <sup>2</sup>   3 186 sq ft	<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	4	<b>Garage:</b>	2
<b>Energy efficiency:</b>	A		