

# Loteamento Fábrica de Papel - Vila Nova de Gaia - Porto



LUXIMOS

CHRISTIE'S  
INTERNATIONAL REAL ESTATE



## 3+1 BEDROOM VILLA WITH GARDEN NEAR THE BEACH FOR SALE IN GAIA PORTUGAL

Ref. LS05479-L1

€ 1 500 000

Three + one bedroom villa with garden and balconies just 300 meters from the stunning Granja Beach, for sale in Vila Nova de Gaia. This exceptional villa invites you to a lifestyle where comfort, peace and quiet merge with the sea breeze. With contemporary architecture and high-quality finishes, this residence was designed for those who value a balance between sophistication and well-being. Inside, on the ground floor, you'll find a large living room, independent kitchen, laundry room, as well as three suites with generous areas. On the ground floor, this villa houses an office or living room, storage, a guest toilet and a garage for three cars. Located in a quiet residential area and well served by schools, shops and transport,...

<b>Plot Area:</b>	1 083 m <sup>2</sup>   11 657 sq ft	<b>Deployment Area:</b>	220 m <sup>2</sup>   2 368 sq ft
<b>Building Area:</b>	345 m <sup>2</sup>   3 714 sq ft	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	5	<b>Garage:</b>	3
<b>Energy efficiency:</b>	A		