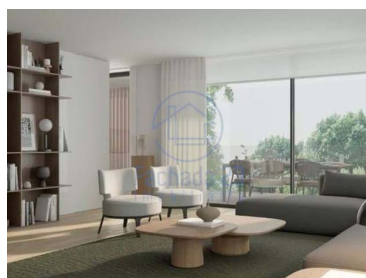
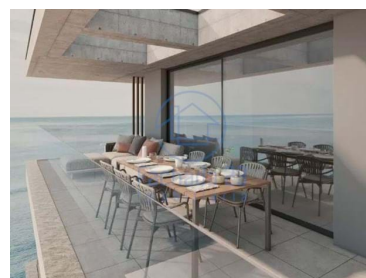




Canidelo - Apartment



3 Bedrooms
3 Bathrooms
347,9 Area (m²)



1 175 000 €
(EUR €)

T3 New top floor with excellent balcony, terrace and swimming pool - Canidelo

"SCALA-MARE" is located in a privileged location on the seafront, next to Canidelo beach and Paia da Sereia. The perfect location for those who value a high standard of living with their feet on the ocean and just 10 minutes from Porto city center.

3 bedroom apartment with a gross area of 130.7m² which includes a 42.3m² balcony, 115.6m² terrace, swimming pool and box garage for 3 vehicles, also stands out for its brightness thanks to the East/South solar orientation.

With a well-defined interior layout between the social and private areas, each apartment at "Scala Mare" has been carefully designed with premium finishes, offering a sophisticated and contemporary



lifestyle.

GENERAL

Multilayer flooring in French Oak wood (3+12).

Walls with tinned finish in white RAL9010

Doors and cabinets enamelled in white RAL9010 or with a wood finish, depending on the case.

Acoustic insulation on walls between fractions and between fractions and common areas, as well as on floors and solid slabs.

Mitsubishi heat pumps, supported in certain cases by photovoltaic solar panels.

Installation of Mistubishi air conditioning in the living room, kitchen and bedrooms with the "duct split" system, split built into the ceiling. Air conditioning units on the terrace. Air entry into spaces through stylized built-in linear diffusers.

VMC (Mechanical Cross Ventilation) air renewal units. With a large reduction in consumption.

Roller blackout blinds. Working within channels built into the wall for greater effectiveness in blocking light entry.

Home automation system with base module with lighting, blinds and climate control.

LED lighting: recessed spotlights in most spaces; linear luminaire built-in in the baths, next to the mirrors, and in the kitchen, on the countertops.

Switchgear, switches and sockets type "Gira", or equivalent.

"Power da Portrisa" type security door, or equivalent, veneered on both sides in wood color.

KITCHEN

Flooring in rectified ceramic material, brownish gray concrete effect.

White thermolaminate furniture.

Tops and between furniture in natural silica compact type "Silestone", or equivalent. Peninsula countertop, when available, in wooden plywood.

"Miele" type appliances, or equivalent: induction hob, extractor fan, oven, microwave, built-in combined refrigerator, built-in dishwasher and washing machine and dryer.

Countertop tap with pull-out shower type "Ginger da Bruma", or equivalent.

WC - SOCIAL

Multilayer flooring in French Oak wood (3+12)

Wall covering in rectified ceramic material, marble effect.

Wall-hung toilet type "Urb.y. from Sanindusa", or equivalent and countertop with "Corian" type sink, or equivalent.

Taps (wall-mounted or countertop spout, depending on the case) type "Leaf da Bruma", or equivalent.

Accessories type "JNF", or equivalent.

BATHS

Flooring and wall coverings in rectified ceramic material, marble effect.

Sanitary ware: wall-hung toilet and bidet type "Urb.y. Sanindusa", or equivalent; countertops with "Corian" type sinks, or equivalent (suites); countertops in compact natural silica type "Silestone", or equivalent, with built-in washbasin type "Anna da Sanindusa", or equivalent (main suite); white flat shower tray.

Taps (wall-mounted or countertop spout, depending on the case) type "Leaf da Bruma", or



equivalent.

Accessories type "JNF", or equivalent.

Electric towel dryer.

EXTERIOR

Technal sliding frames, with thermal break, dark gray color. Low emissive double glazing.

Facade cladding in large format ceramic material 120x260cm, brownish gray concrete effect (ventilated facade).

Flooring in ceramic material, 60x60cm, brownish gray concrete effect, applied on supports.

Balcony slabs in exposed concrete.

Drying/laundry area: covering in aluminum sheet and vertical slats in aluminum profiles, brownish color.

Balcony guards in transparent glass.

Spa type "EA Spas", or equivalent, covered in thermo-modified wood (ground floor patios).

LED lighting: linear luminaire embedded in balcony ceilings.

TERRACES (Roof)

Flooring in ceramic material, 60x60, brownish gray concrete effect, applied on supports.

Swimspa type "Ea spas", or equivalent, covered in thermo-modified wood.

Dividers between fractions in frosted glass.

Transparent glass guards.

Exposed concrete benches with storage with dark gray aluminum grille doors.

LED lighting: linear luminaire built into the walls; wall lights next to the countertops;

GARAGES

Sockets with direct connection to the panel, enabling the subsequent placement of a charging station for electric cars.

Property Features

- Energetic certification: A