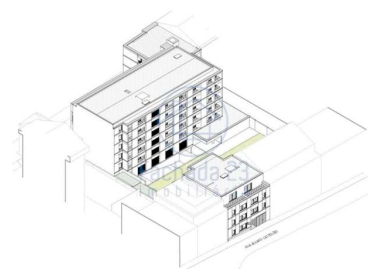
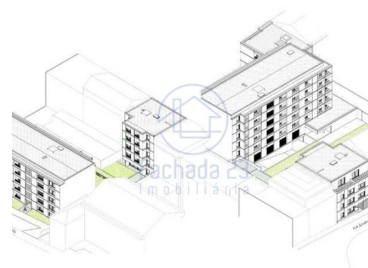
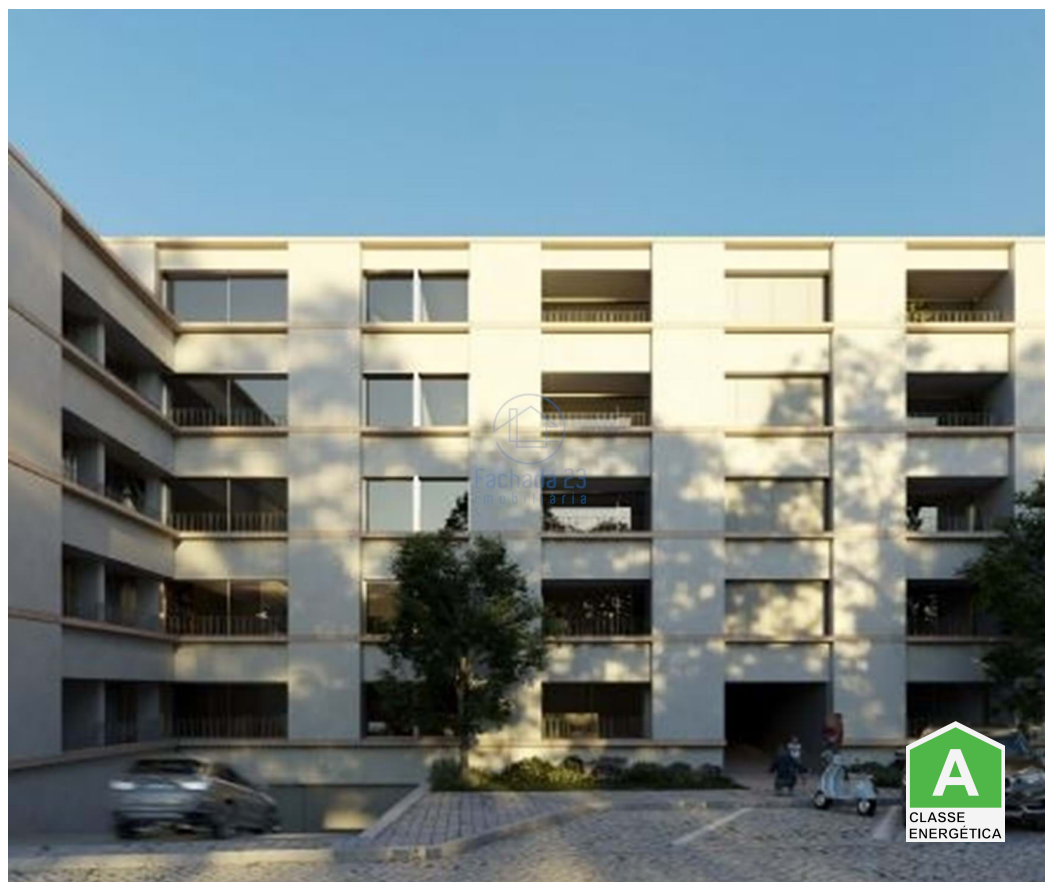




## Paranhos - Apartment



**2** Bedrooms  
**2** Bathrooms  
**100** Area (m<sup>2</sup>)



**335 000 €**  
(EUR €)

## New T2 with Balcony at Parque do Covelo

The COVELO PARK residential condominium is located on a plot of approximately 2,000 m<sup>2</sup> located between Rua de Álvaro Castelões and Travessa do Monte de São João, in front of Parque do Covelo, surrounding Rua de Faria de Guimarães and its access to Via de Inner Belt (accesses A1, N13, A3, A4 and A28) from Porto.

It is a consolidated residential area, a stone's throw from Avenida dos Combatentes, Marquês e da Constitution and the University Center, very well served by public transport (buses and metro – Marquês, Combatentes and Salgueiros), indicating a high and safe appreciation potential .

### CHARACTERISTICS

heat pump



**Fachada 23 Imobiliária**

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**Vila Nova de Gaia  
AMI 21880**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



Aluminum frames  
Lacquered carpentry  
Equipped kitchen  
Candy Appliances  
Elevators  
Security lock  
Built-in LED lighting  
Thermal and acoustic insulation  
Private garden  
security door  
Pre-Installation air conditioning  
Built-in wardrobes  
AC5 floating floor  
Video intercom  
Double glasses

The new COVELO PARK building is the most recent residential proposal in the city of Porto.

With a privileged location, this project includes the construction of 3 buildings:

#### Building A

5 floors  
20 2 bedroom apartments

#### B1 Building

5 floors  
1 T0 apartment  
7 1 bedroom apartments  
9 2 bedroom apartments

#### B2 Building

4 floors  
2 T0 apartments  
14 one-bedroom apartments

The garage, with entrance via Travessa do Monte de São João, has 49 parking spaces allocated to the fractions, equipped with plugs for charging electric vehicles.

This fraction is located in BUILDING A

#### FLOOR 3

#### FRACTION 3.1



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Typology: T2

Useful area: 90.00 m<sup>2</sup>; Outdoor area: 9m<sup>2</sup>

Parking: 1 vehicle

Price: €325,000

### COVELO PARK - History

The COVELO PARK residential condominium has a unique location, facing Parque do Covelo.

Parque do Covelo, measuring around 8 hectares, is the result of the old Quinta de Paranhos, purchased in the 20th century by a merchant, José do Covelo, who gave it its current name. The farm was donated to CMP, which manages the space available to the public.

In 1987/88 the farm was restored based on a project by Architect Castro Calapes. The Children's Park is a project by architect Célia Peralta. It also houses an environmental education center and a dog park in an area delimited with urban furniture and some amenities, which make the passage of animals and their owners through this place very pleasant.

## Property Features

• Built year: 2024

• Energetic certification: A