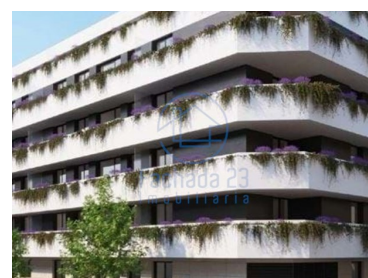




## Matosinhos e Leça da Palmeira - Apartment



 2  
Bedrooms

 2  
Bathrooms

 101  
Area (m<sup>2</sup>)

**429 900 €**  
(EUR €)

### T2 with 14.5m<sup>2</sup> balcony, 2nd floor Development Central Park Matosinhos

2 bedroom apartment with a 6.1m<sup>2</sup> balcony on the 1st floor with south/north solar orientation, with a total gross area of 101m<sup>2</sup>, with parking space inserted in a new development that will be born in the heart of Matosinhos!

CENTRAL PARK is the real estate project that was missing in Matosinhos, a symbol of sophistication.

CENTRAL PARK is an innovative development that redefines modern life in Matosinhos with 102 units spread over 6 floors. Every detail has been designed to offer comfort and a sophisticated living experience.



**Fachada 23 Imobiliária**

93 043 65 77 <sup>2</sup> · 967067015 <sup>2</sup>

geral@fachada23.pt

T +351 930436577 <sup>2</sup> · T +351 967067015 <sup>2</sup> · E geral@fachada23.pt

Vila Nova de Gaia  
AMI 21880

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



Located in the city center, it combines urban convenience with the tranquility of a privileged location. Just minutes from all the amenities that Matosinhos has to offer, this is the perfect place for those looking for an active and dynamic lifestyle.

With sublime design and intelligent architectural solutions, this development provides an investment that combines aesthetics and functionality. Large internal areas and generous balconies offer a harmonious connection with the external environment.

With an excellent urban infrastructure, Matosinhos has a wide range of services, including schools, health centers, pharmacies, supermarkets, restaurants and shopping centers. Furthermore, the city is known for its beaches, parks and green spaces, providing a healthy and active lifestyle.

## LIVING IN MATOSINHOS

Matosinhos is a vibrant city that combines the best of urban life with the tranquility and charm of a coastal community. Located in the Porto Metropolitan Area, Matosinhos offers a unique quality of life, becoming an increasingly sought after destination for families, young professionals and investors. Living in Matosinhos means living in a privileged location where quality of life is guaranteed. Furthermore, it is an area with enormous potential for appreciation due to growing urban development and real estate appreciation.

NOTE: Parking spaces for T1 | R\$10,000– R\$15,000

### FINISHING MAP

#### COMMON ZONES

##### ENTRANCE HALL | APARTMENT ACCESS

Floors: Kera.le – RODANO – Dark Gray Matte 60\*120cm or equivalent

Walls: Stucco painted white

Linings: Plasterboard painted in white

Skirtingboards: TauCerâmica – CASTROVILLARI – Gray Matt or equivalent

##### LADDER BOX

Floors: Smoothed concrete and epoxy finish, ceramic an. slip or equivalent

Walls: Stucco painted white

Linings: Plasterboard painted in white

Skirtingboards: TauCerâmica – CASTROVILLARI – Gray Matt or equivalent

##### GARAGE | TECHNICAL SPACES

Floors: Smoothed concrete and natural finish

Walls: Exposed and/or sanded concrete in the basement for parking

Ceilings: Exposed and/or sanded concrete

##### APARTMENTS

##### HALL | ROOM | BEDROOMS

Flooring: GSFLOORS Solid Click XL Honey Oak SPC Vinyl or equivalent

Walls: Plasterboard with double plate painted in white

Linings: Plasterboard painted in white

Skirting boards: WPC Honey Oak finish

##### BATHROOMS



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Flooring: GSFLOORS Solid Click XL Honey Oak SPC Vinyl or equivalent  
Walls: Kera.le – ASTON – White Matt 60\*120cm or equivalent Plasterboard with double plate painted in white

Linings: Plasterboard painted in white

#### KITCHEN

Flooring: GSFLOORS Solid Click XL Honey Oak SPC Vinyl or equivalent

Walls: Plasterboard with double plate painted in white

Linings: Plasterboard painted in white

Skirting boards: WPC Honey Oak finish

#### BATHROOM EQUIPMENT

Toilets – SANINDUSA – Urby Plus or equivalent

Mixer – SANINDUSA – Newlconeorequivalent

Suspended toilet cabinet – MOOVLUX – Axis or equivalent

Shower tray – ASD – Plan Stone Natural, Pedra Branca or equivalent

#### KITCHEN

Furniture: Glossy thermolamine, white, with double stained edge. Drawers with tip-on opening.

Movable baseboards in matte aluminum.

Top: White .po compact stone or equivalent with drainer

Lower bowl in INOX Line 50– RODI or equivalent

Single-lever mixer with swivel spout with pull-out shower .po Line MN from RODI or equivalent

Bosch appliances (hood, multifunction oven, 60 cm induction cooker, integrated microwave, integrated dishwasher, washing machine, integrated refrigerator.

#### SEVERAL

Domestic Hot Water (DHW): Electric Heat Pump type Solius Ecotank Silver or equivalent.

Air conditioning: Air conditioning.

Aluminum: Frames with thermal cut, air permeability class IV, Extrusal or equivalent

#### DEADLINES

Start of work: September, 2024;

Completion of the work: after 18 to 24 months.

#### GRADES

The list presented is indicative in nature and may undergo modifications resulting from project changes, determined by the developer, due to unavailability of supply or production term. Any replacements will be carried out respecting the quality standards identical to those foreseen.

3D virtual images are study images of the project design and only illustrate



## Property Features

- Washing machine
- Fitted wardrobes
- Air conditioning pre installation
- Garden
- Floors: 6
- Laundry
- Kitchenette
- Video entry system
- Double glazing
- Main drainage
- Quiet Location
- Security door
- Solar orientation: West
- Dishwashing machine
- Equipped kitchen
- Proximity: Airport, Beach, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Playground
- Built year: 2024
- Private condominium
- Drive way
- Views: City view, Urbanization view, Garden view
- Lift
- Electric garage gate
- Walking distance to beach
- Central location
- Energetic certification: A
- Mains water