



ID: PT-175-118954  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+ 37126677924



### House T2 in Gaia next to the Douro

Portugal, Porto Metropolitan Area (North Region)

<b>Price:</b>	<b>€ 588 000</b>
<b>Object type</b>	House
<b>Market</b>	Resale
<b>Bedrooms</b>	2
<b>Number of rooms</b>	3
<b>Area</b>	74 m2
<b>Category</b>	For sale



The timeless elegance of the rehabilitation project of a building of the century. XVIII, preserving many of its unique architectural features. It is located on the bank of the Douro River, with its south-facing façade, which allows excellent sun exposure and superb views of the river and the city. The project encompasses two autonomous buildings: the renovated building and a new structure, separated by a magnificent private internal garden. Inside the renovated building, most units include mezzanines, highlighting the original double height ceiling. In addition to the unique views, the Development is within walking distance of the main points of interest of Porto such as its historic downtown, the traditional Port Wine cellars, the D. Luís bridge, the Cathedral, among others. It is being modernized into a top structure with 17 residential units. The apartments vary between 41.18 and 156.04 m2, with studios, and T1 and T2 apartments. All apartments and villas include air conditioning, double glazed windows, fully equipped kitchen and can be fully furnished. Most of the residential units have fantastic views over the Douro River and the city of Porto. The apartments and villas have the possibility of having associated a fixed return and can be sold fully decorated and furnished. All images are used for illustrative purposes only and are intended to show the concept and vision for this endeavor.

#### Contacts:

**Olga Zagainova**

**GSM:** + 37126677924

(Viber, WhatsApp)

**E-mail:** olga@mgroup.lv