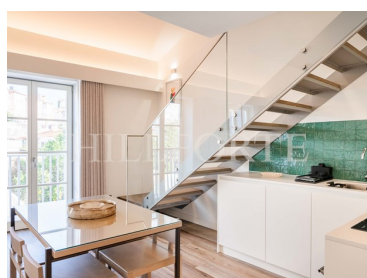
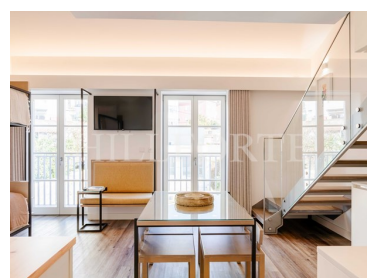
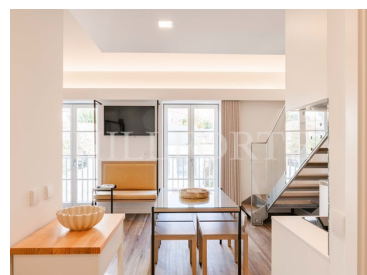




## Santa Marinha e São Pedro da Afurada - Apartment



2

Bathrooms



49,36

Area (m²)



64,67

Land Area (m²)

**508 250 €**

(EUR €)

## Loft Apartment for Sale in Vila Nova de Gaia

In Vila Nova de Gaia, on the banks of the Douro River, lies the Fervença Palace, a new, elegant, and exclusive condominium. Located near the historic Port wine cellars, the D. Luís Bridge, the Cathedral, and just a few minutes from downtown, this building stands out for its privileged location and magnificent architecture.

This apartment features a lower level with a modern living area, a fully equipped kitchen, a dining space, and a cozy living room opening onto a private terrace. The upper level includes a spacious bedroom with an en-suite bathroom.

The unit offers spectacular views, excellent solar exposure, air conditioning, double-glazed windows, and can be fully furnished. Its lock-off configuration allows the apartment to be divided into two separate units, offering flexibility for rental or personal use. You can live in one part and rent the



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AMI 21687

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



other.

The project includes two autonomous buildings: the renovated palace and a new structure, separated by a magnificent private internal garden. Inside the renovated palace, most units include mezzanines, highlighting the original double-height ceilings, which give the spaces a unique character.

Fervença Palace also offers the possibility of a fixed return on investment and the option to purchase your fully decorated and furnished apartment, ensuring comfort and sophistication.

## Property Features

- Balcony
- Laundry
- Built year: 2024
- Solar orientation: South, East
- Furnished
- Terrace
- Double glazing
- Floors: 3
- Lift
- Views: River view



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