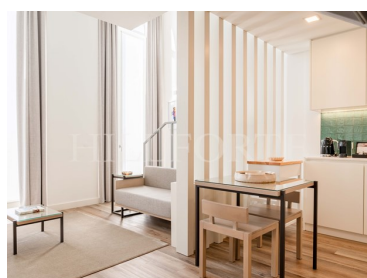
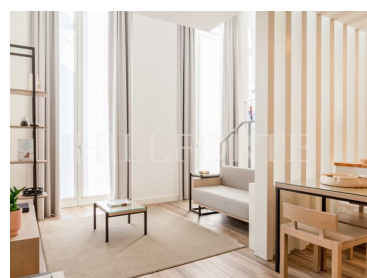
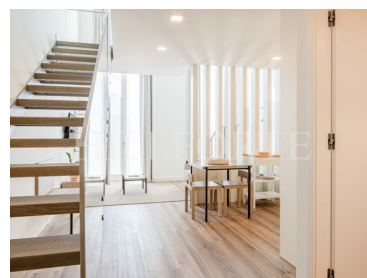




## Santa Marinha e São Pedro da Afurada - Apartment



**2** Bedrooms    
 **2** Bathrooms    
 **130,7** Area (m<sup>2</sup>)    
 **145,56** Land Area (m<sup>2</sup>)    
**608 000 €** (EUR €)

### Two-Bedroom (T1+T0) Apartment for Sale in Vila Nova de Gaia

In Vila Nova de Gaia, along the banks of the Douro River, stands the Fervença Palace, a new, elegant, and exclusive condominium. Positioned near the historic Port wine cellars, the D. Luís Bridge, and the Cathedral, and just minutes from downtown, this building is celebrated for its prime location and exceptional architecture.

This apartment presents a distinctive opportunity as it forms the cornerstone of a unit that can function as either a spacious T2 or be divided into two separate T1 and T0 units. The single-level layout features a modern living area, a fully equipped kitchen, a dining space, and a cozy living room that opens onto a private terrace. A spacious bedroom with an en-suite bathroom completes the accommodation.

Offering spectacular views, optimal solar exposure, air conditioning, double-glazed windows, and the



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option for full furnishings, this unit is designed for comfort and luxury. Its adaptable configuration caters to versatile use, whether for personal residence or income-generating rental purposes.

The Fervença Palace project encompasses two autonomous buildings: the meticulously renovated palace and a newly constructed structure, connected by a splendid private internal garden. Inside the renovated palace, many units showcase mezzanines that emphasize original double-height ceilings, adding a unique charm to the spaces.

Residents of Fervença Palace also benefit from the potential for a guaranteed return on investment and the opportunity to purchase fully decorated and furnished apartments, ensuring immediate comfort and sophistication in this prestigious locale.

## Property Features

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



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