



Memories/172071

Reference

Scan the QR code to view the property



Mesão Frio - Apartment



2
Bedrooms

2
Bathrooms

106
Area (m²)

Garage

200 000 €
(EUR €)

New apartment, T2 under construction, with garage and terrace, located 7 minutes drive from the University of Minho in Guimarães.

This apartment consists

of: * Dining Room;

* Living room;

* Kitchen in Open Space with the dining and living room;

* 1 Bedroom Suite with built-in wardrobe, melamine lined interior, consisting of shelves and a rod section and drawers;

* 1 Bedroom with built-in wardrobe, interior lined with melamine, consisting of shelves and a section of rod and drawers;

* 1 Bathroom;

* 1 Terrace;



Cristina Silva

+351 962 827 453 ² · +351 962 827 453 ²

cristina.silva@homemories.pt

T +351 962 827 453 ² · E info@homemories.pt

AMI 22172

¹ (Call to national fixed network) | ² (Call to national mobile network)



Memories/172071

Reference

Scan the QR code to view the property



Aluminum frames with thermal cut and double glazing;

Security door as entrance door of the fraction;

Video intercom; Installations of ITED

TELECOMMUNICATIONS INFRASTRUCTURES IN BUILDINGS, the introduction of the ITED regime represents a change in the philosophy of the regulatory framework of the former RITA (Regulation of Subscriber Telephone Facilities) in order to take into account the technological evolution of the network infrastructure solutions to be installed in the buildings.

Heat Pump for A. Q. S;

Pre-Installation of Air Conditioning;

Kitchen furnished with furniture in thermolaminate, stone tops type Salted Stones or Granite of the region, It also includes sink, mixer and extractor.

External Thermal Insulation Composite System (ETICS) is an exterior thermal insulation system also known as a hood. It is widely used in construction and has advantages for good thermal insulation, increases the efficiency of the house and saves a lot of money on air conditioning, prevents infiltrations or degraded appearance. It consists of expanded polystyrene (EPS), extruded polystyrene (XPS), cork or rock wool plates, fixed to the outside of the wall through glue and mechanical fixings.

It has parking space for a car and still 8m² of storage in the basement.

It is an excellent opportunity both for own housing and for investment, with the proximity of the University of Minho, it is an investment with guaranteed return.

Contact me to visit this apartment that offers you a quality of life, or, if applicable, guaranteed profitability. (Cristina Costa Silva)

The 3D images with the furniture, are merely illustrative for customers to have the perception of the potential of the property. Homemories, if the client wishes, can present a budget to furnish the property.

The apartment is expected to be ready to live in the 1st half of 2024.

Property Features

- Terrace
- Built year: 2024
- Storage / utility room
- Lift
- Electric shutters
- Energetic certification: A
- Garage
- Floors: 1
- Video entry system
- Double glazing
- Quiet Location



Cristina Silva

+351 962 827 453 ² · +351 962 827 453 ²

cristina.silva@homemories.pt

T +351 962 827 453 ² · E info@homemories.pt

AMI 22172

¹ (Call to national fixed network) | ² (Call to national mobile network)