

VILLAS DE NAZARÃES
Piscina e Mar
BY CARFAM



As *Villas de Nazarões Piscina e Mar, by Carfam*, são um conjunto de 23 habitações unifamiliares e bifamiliares de tipologias T1 a T4, num condomínio privado, distribuídas por 7 blocos.

O empreendimento dispõe de piscina, parque infantil, espaço de condomínio e aprazíveis jardins.

A sua localização de excelência, a escassos metros da praia da Madalena e com fáceis acessos aos principais centros urbanos das cidades de Gaia e Porto, fazem deste condomínio o local ideal para se viver.

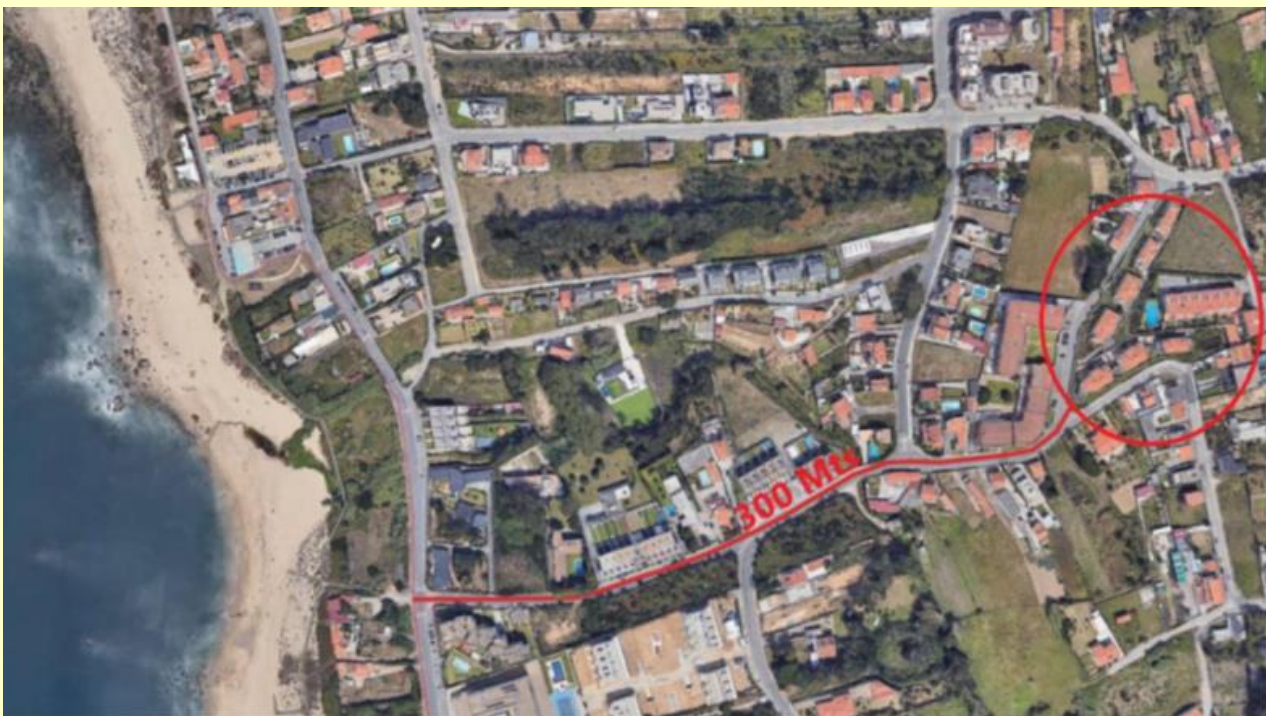
Deixe-se envolver pela experiência e venha conhecer as *Villas de Nazarões Piscina e Mar, by Carfam*!

The *Villas de Nazarões Piscina e Mar, by Carfam* is a residential development comprising of 23 homes ranging from type T1 to T4 spread over 7 blocks.

The development features a swimming pool, children's playground, clubhouse and landscape gardens.

Its premium location, a few hundred meters from the beach of Madalena and with easy access to the main urban centers of the cities of Gaia and Porto, make this condominium the ideal place to live in.

We invite you to visit us and experience *Villas de Nazarões Piscina e Mar, by Carfam*!





Rés do Chão

Área Interior: 125,56m2

Área Exterior: 108,62m2

T1

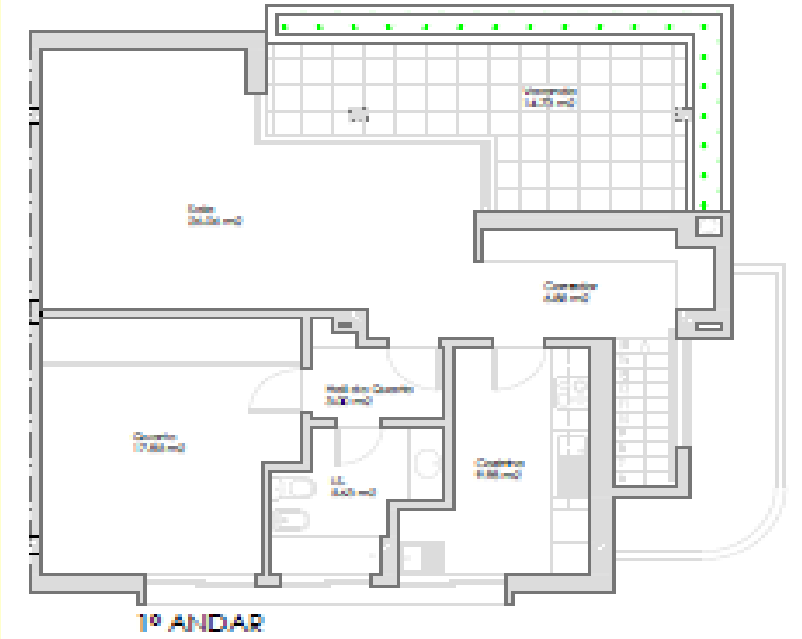
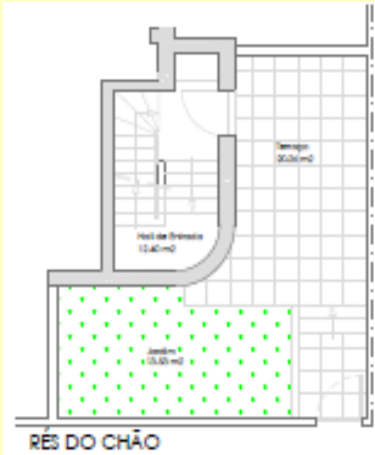
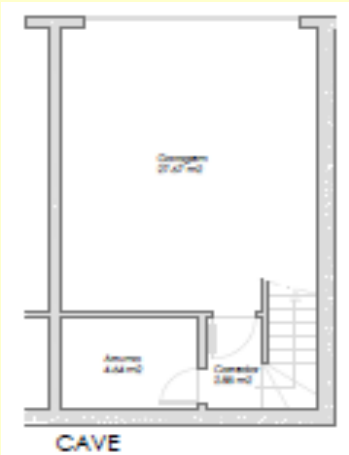
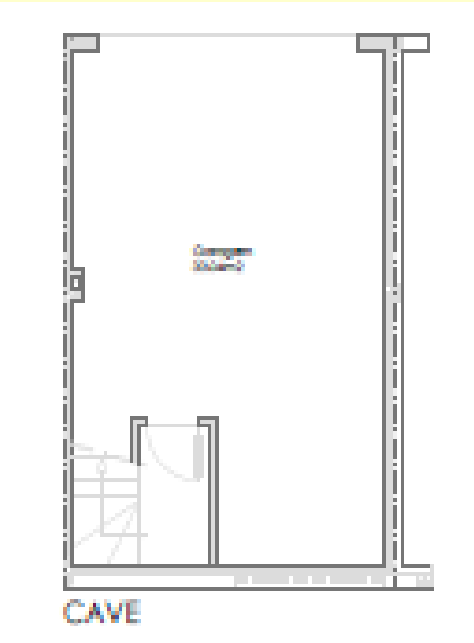
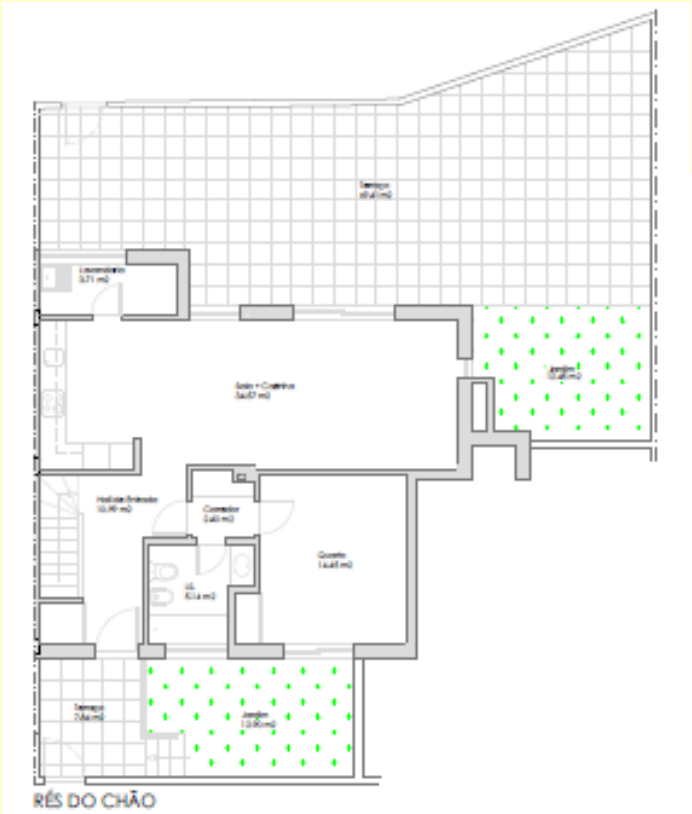


T1

1º Andar

Área Interior: 143,08m2

Área Exterior: 58,45m2



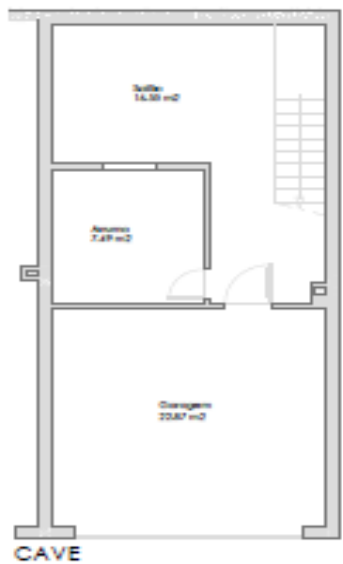
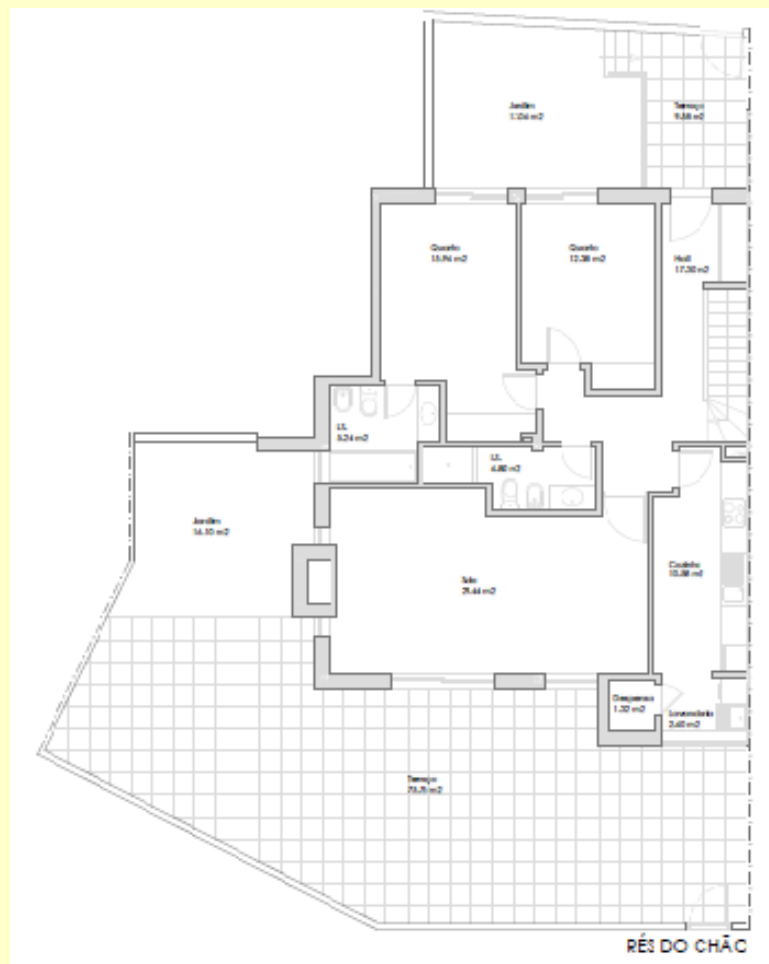
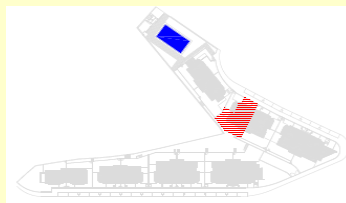


Rés do Chão

Área Interior: 171,53m²

Área Exterior: 124,86m²

T2



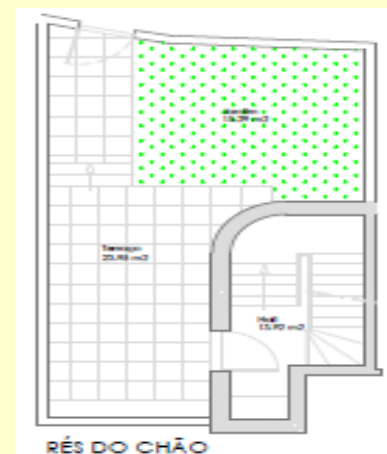
T2

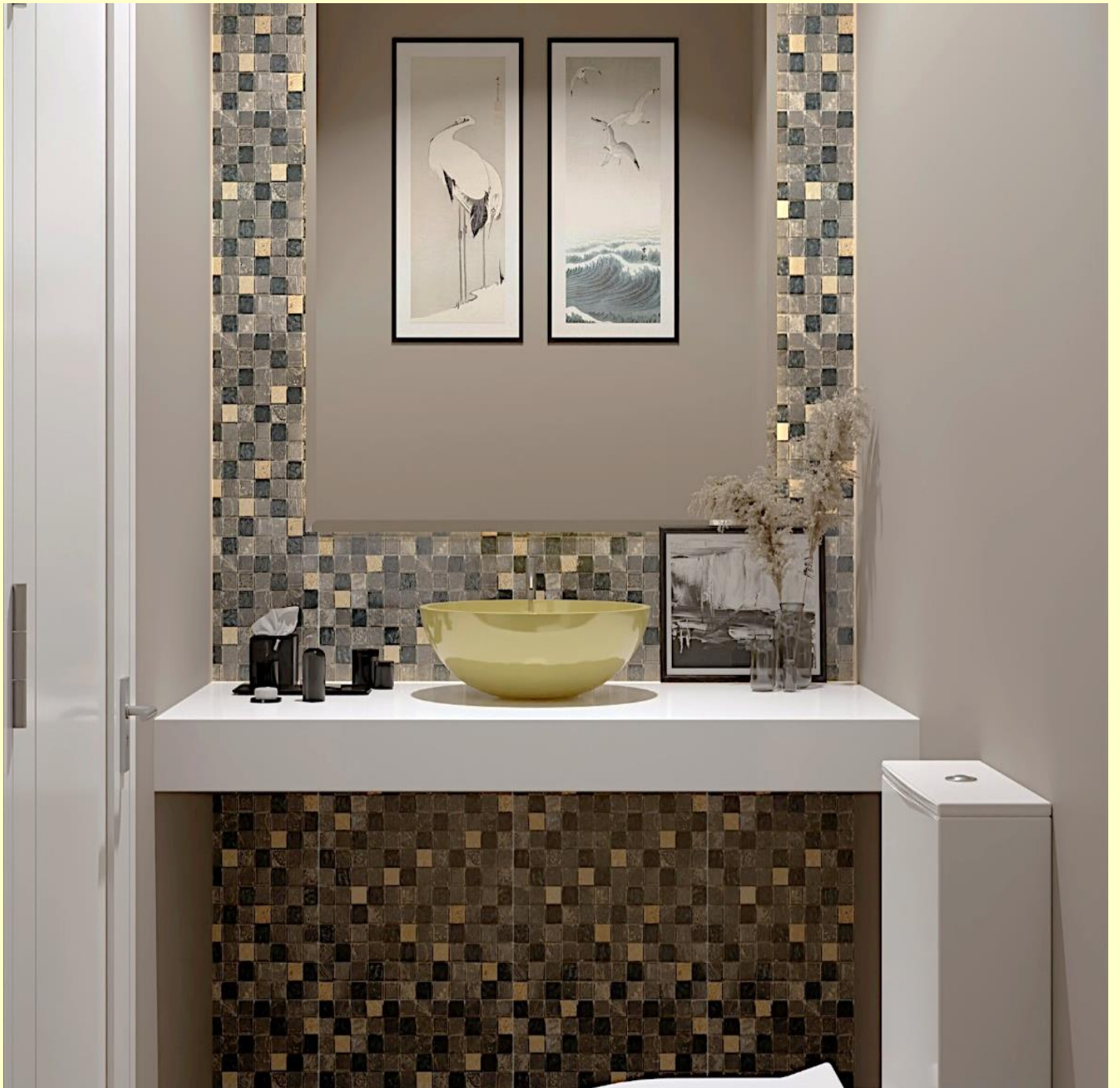


1º Andar

Área Interior: 188,06m²

Área Exterior: 70,11m²

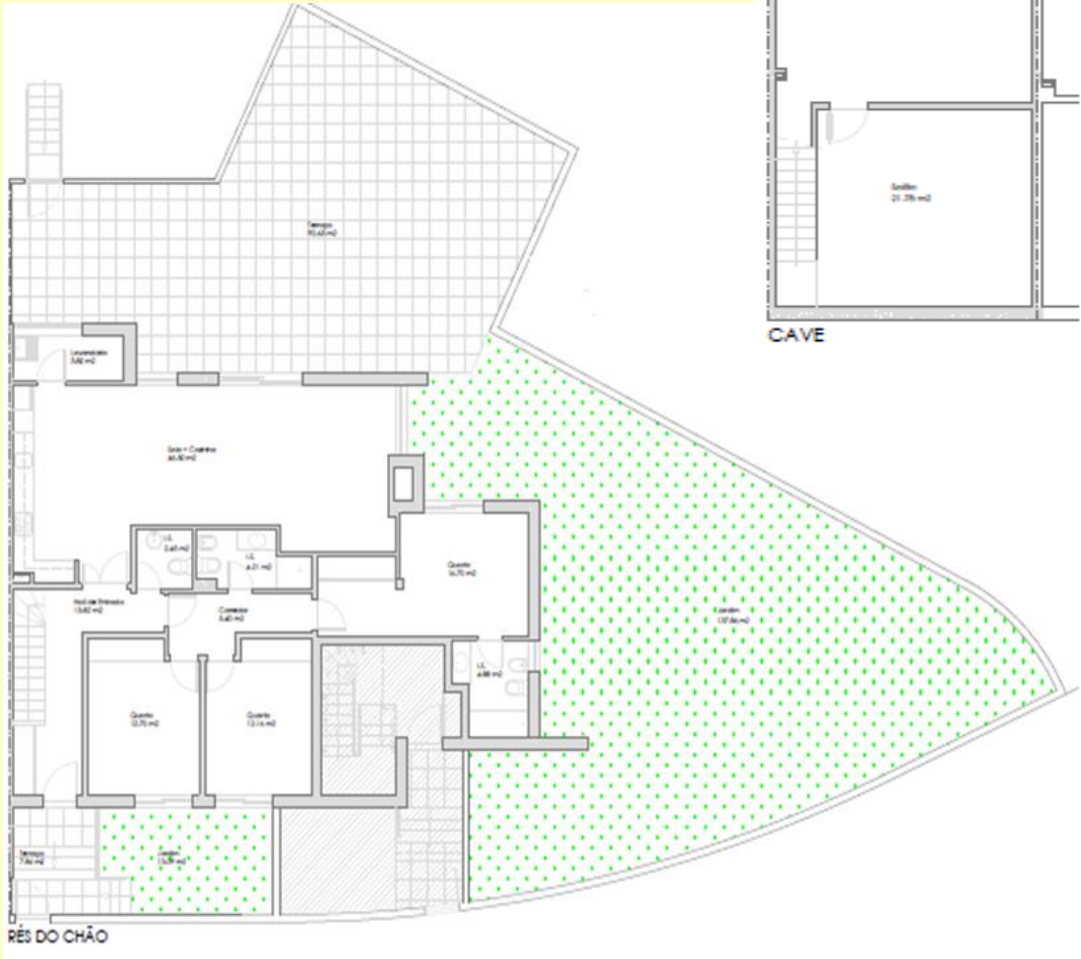
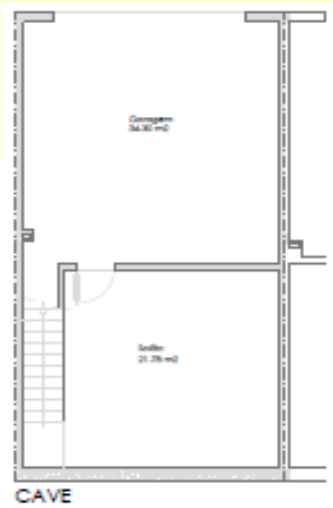
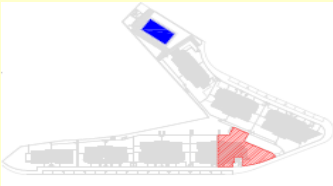




Rés do Chão

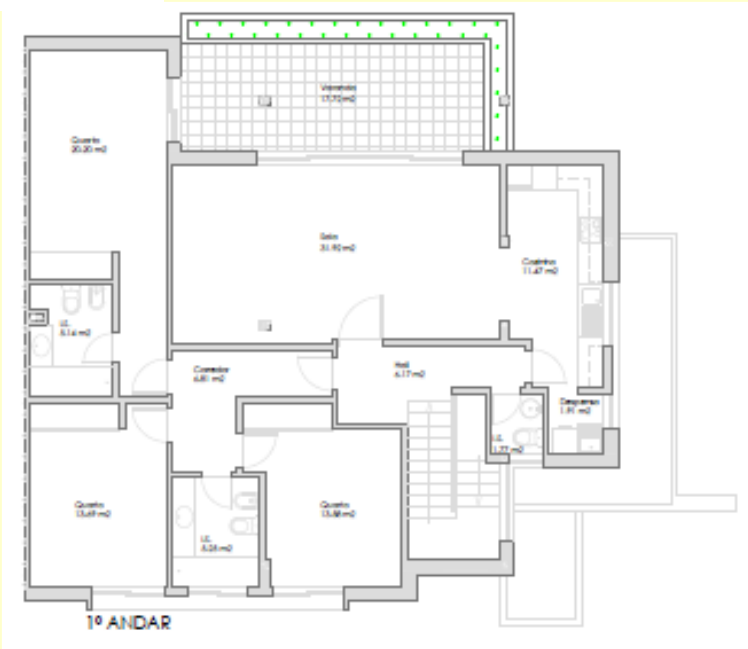
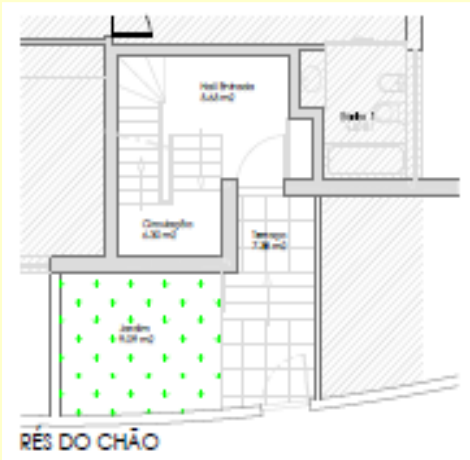
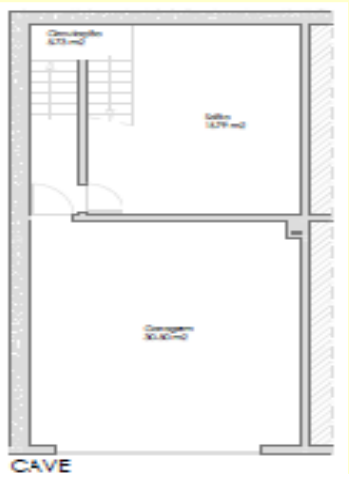
Área Interior: 206,51m2
Área Exterior: 265,40m2

T3



T3

1º Andar
Área Interior: 256,79m2
Área Exterior: 60,08m2



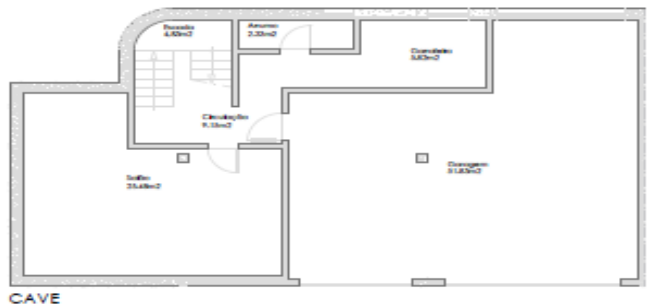
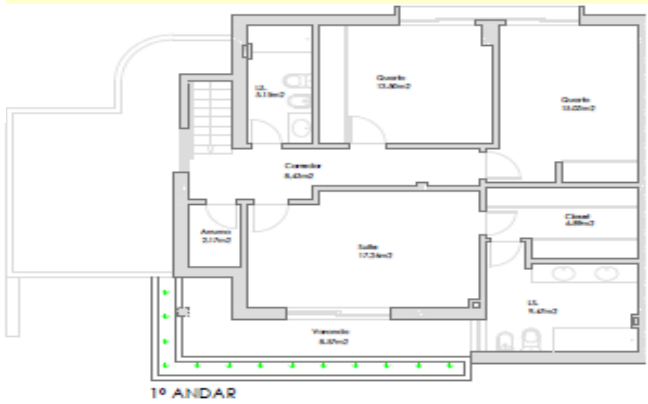
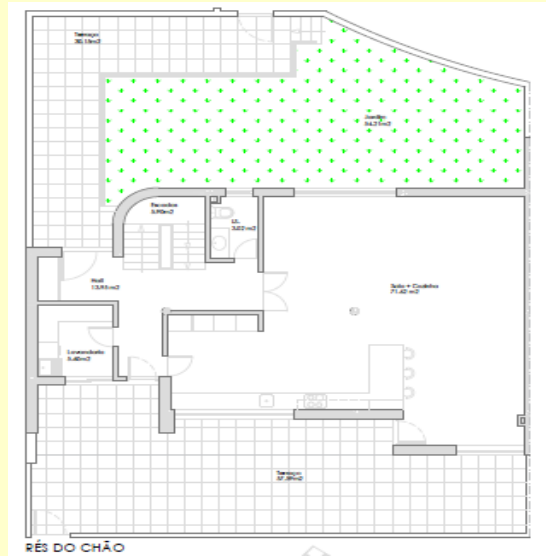
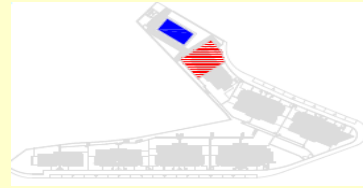


Moradia

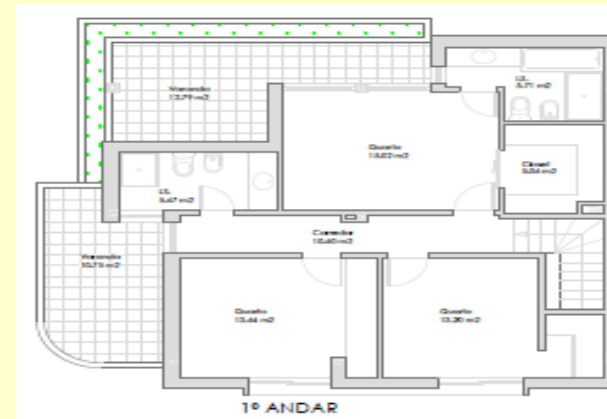
Área Interior: 323,91m²

Área Exterior: 166,29m²

T3



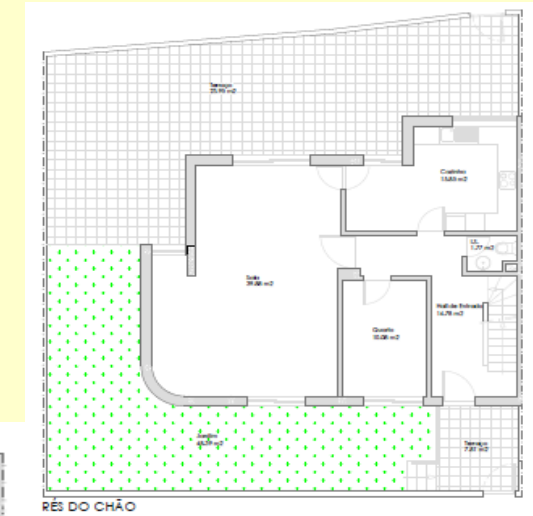
T4



Moradia

Área Interior: 261,61m²

Área Exterior:149,04m²



RÉS DO CHÃO



ACABAMENTOS
COZINHA
Eletrodomésticos: Placa, Forno, Micro-ondas, Frigorífico Combinado, Máquina de Lavar Louça e Exaustor da marca BOSCH ou similar
Mobiliário: termolaminado na cor a definir, tampos em quartzo compacto e zona entre móveis revestidas Kerlite da MAGRÉS
CASAS DE BANHO
Louça Sanitária: peças da RUBICER modelo Glamic, Base de Duche de espessura reduzida com resguardo e Misturadoras da marca OFA modelo Slim
Cerâmicos: grés porcelânico RUBICER de dimensões grandes
Mobiliário: suspenso com lavatório de pousar
SALA / QUARTOS / ÁREA DE CIRCULAÇÃO
Pavimento: madeira flutuante carvalho da marca BALTERIO
Carpintaria: madeiras lacadas a branco, com roupeiros embutidos nos quartos
GARAGENS
Individuais
Capacidade mínima para 2 viaturas
Portão automático com comando à distância
Porta Corta-fogo
Pré-instalação de tomada elétrica para carregamento de veículos
ESPAÇOS COMUNS
Piscina com revestimento a pastilha cerâmica
Parque Infantil
Caminho de circulação pedonal no interior do condomínio de acesso a piscina, parque infantil e espaço do condómino, com iluminação em led
Jardins com relva
Casa de condomínio com sala de convívio, balneários e arrumos
DIVERSOS
Caixilharia: alumínio com corte térmico da marca CORTIZO e estores elétricos
Aquecimento: central com caldeira e radiadores da marca BAXIROCA, painel solar individual

SCHEDULE OF FINISHES
KITCHEN
Appliances: Hob, Oven, Microwave, Combined Refrigerator, BOSCH Dishwasher and Hood
Kitchen units: Thermolaminate in a colour to be defined,composite quartz tops and area between the units clad with Kerlite from MAGRÉS
BATHROOMS
Sanitaryware: Glamic range of RUBICER fittings,slimline shower base and threshold.
OFA Slim Tap mixers.
RUBICER large format porcelain cladding to walls and floors porcelain stoneware of large dimensions
Wall hung water closets.
LOUNGE/ BEDROOMS/ CIRCULATION AREA
BALTEIRO laminate oak flooring
Wall Cupboards:white laquered timber finish,with built-in cupboards in the bedrooms
GARAGES
Dedicated garages to each home with a minimum of 2 parking bays.
Remote controlled automated garage doors
Fire door access to garages from each home
Built-in charging point for electric vehicles
COMMON AREAS
Swimming pool with a ceramic tile surround
Kiddies play area.
Pathway access to swimming pool, clubhouse and kiddies play area with LED lighting
Landscaped gardens
Clubhouse with a lounge area changerooms and storage areas
GENERAL
CORTIZO double glazed aluminium framed windows providing sound proofing and weather proofing and CORTIZO electrically operated motorised blinds to external windows
BAXIROCA central heater with boiler and radiators and individual solar panels to each home.





Promotora



Comercialização



www.imonortenha.pt

Refª: 1392



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