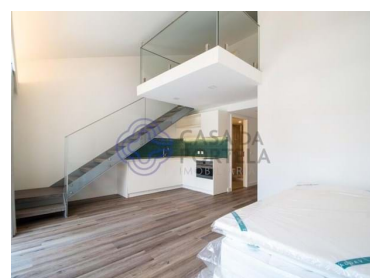
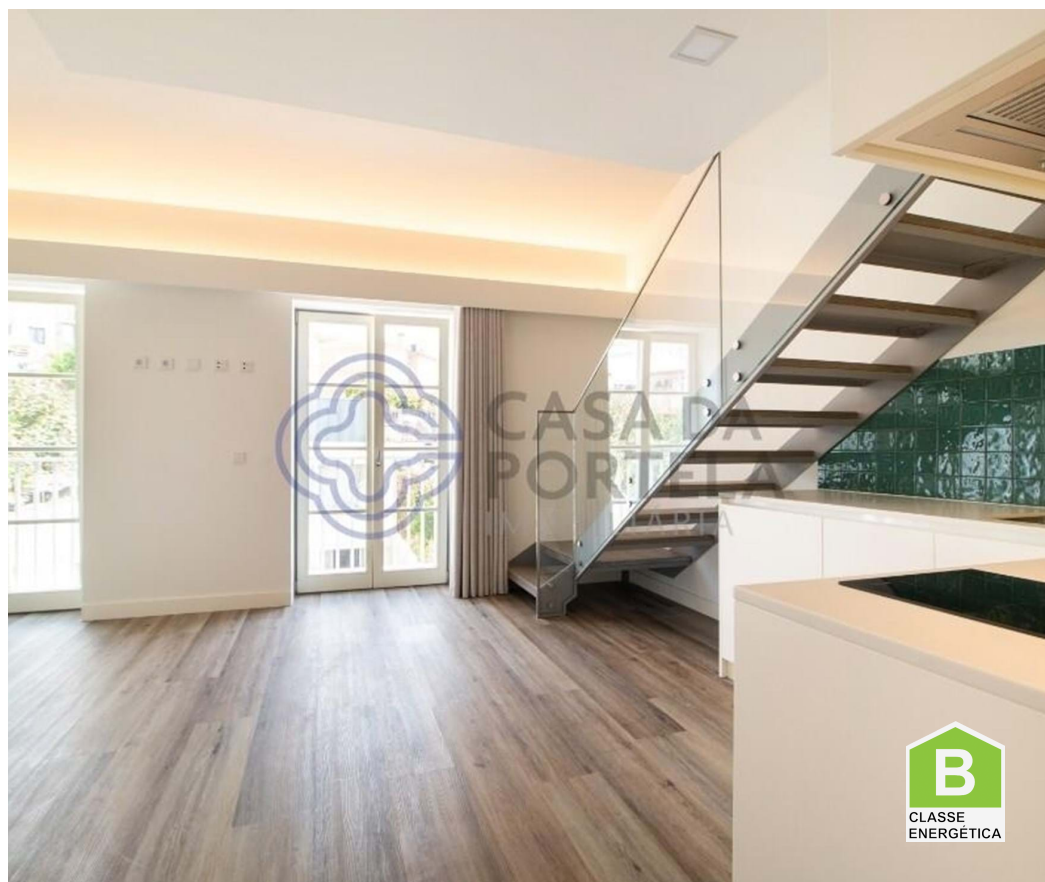




## Santa Marinha e São Pedro da Afurada - Apartment



Bathrooms



Area (m<sup>2</sup>)

**508 800 €**  
(EUR €)

### Apartment T0

Apartment T0 Fraction J - Floor 2

Description Palácio da Fervença is a prestigious new development located in Serra do Pilar, in Vila Nova de Gaia. Its timeless elegance is the result of a rehabilitation project of an eighteenth-century building that preserves many of its unique architectural features.

This NEW 0 bedroom apartment - Fraction J, is close to Jardim do Morro in Vila Nova de Gaia, has a floor area of 65.66 m<sup>2</sup> and a terrace with 51.35 m<sup>2</sup>. It is located on the 2nd floor with elevator and has a lot of light. It has a full bathroom with a shower. The kitchen is sold equipped and the property has air conditioning.

Located on the banks of the Douro River with the main façade facing south, the Fervença Palace has an excellent sun exposure and a splendid view over the Douro River and the Invicta City. The project



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consists of two autonomous buildings - the rehabilitated palace and a new structure - connected by a magnificent garden.

Palácio da Ferverença consists of 17 apartments of excellent quality, with typologies T0, T1 and T2 and areas ranging from 41 to 156 m2. Most of the apartments in the main building feature mezzanines that enhance the original double-height ceilings. In addition to including air conditioning, double-glazed windows and fully equipped kitchens, the apartments can also be purchased fully furnished and decorated.

There is also an option for guaranteed income, through an integrated rental management company.

In addition to the unparalleled views, the Ferverença Palace is located within walking distance of the city's main attractions including the historic center, the Cathedral, the Dom Luís I Bridge or the traditional Port Wine Cellars.

The historic city of Porto is one of the oldest cities in Europe. This vibrant and exciting city has emerged in recent years as a top tourist destination due to its rich history, deep culture, and a very unique nightlife. In 1996, the city centre was elevated to a Unesco World Heritage Site. This region is also known worldwide for its wines, produced and stored by the Douro River.

Contact us to schedule your visit!

## Property Features

- Air conditioning
- Terrace
- Built year: 2023
- Lift
- Energetic certification: B
- Equipped kitchen
- Furnished
- Floors: 4
- Double glazing



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