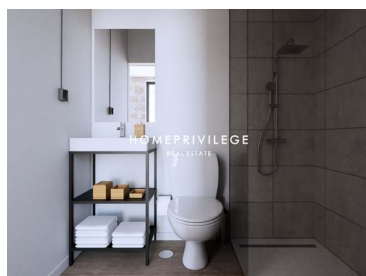
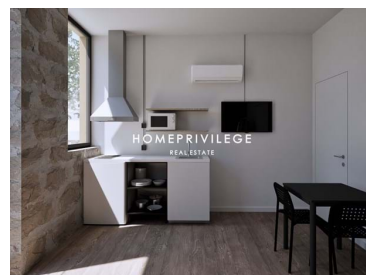
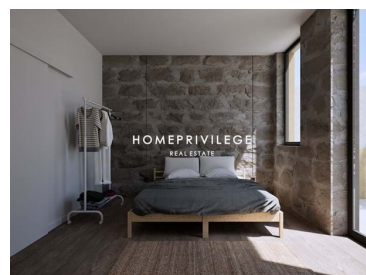




## Paranhos - Villa



 <b>8</b>	 <b>8</b>	 <b>263</b>	 <b>341</b>	<b>850 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	(EUR €)

## House with 3 fronts w/ outdoor space | Total rehabilitation prepared for student residence | Fernando Pessoa University at 400 meters

In a privileged location, right in the heart of the city of Porto and in a residential area mostly of villas, this 3-front villa, inserted in a higher level facing the street, is currently being intervened, in a total rehabilitation, with use only of the exterior stone walls.

The villa will now have 8 bedrooms, one of them a suite and the others with the support of 4 full bathrooms.

The social area was designed to be equipped with a coworking space, of common enjoyment of all its residents and direct access to a very large garden space, providing a very pleasant and quiet enjoyment on sunny days.

**T +351 913 587 295 <sup>2</sup> · E geral@homeprivilege.pt**  
**Rua Dr Joaquim Pires de Lima, 373. 4200-348, Porto.**  
**AMI 20078**

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



The main features are:

## FACADE

The rear and side facades of the building will be clad with the ETICS (External Thermal Insulation Composite System) to promote greater energy efficiency in the building. The exterior finish will be in ochre colour SAINT-GOBAIN WEBER 0684 A. The front façade will not undergo any alteration, in order to preserve the original tile.

## FRAMES

The exterior frames are made of lacquered aluminum with black thermal break on the outside and interior. The windows will be air-boxed, significantly reducing energy exchanges cold-heat as well as external noise, thus ensuring thermal and acoustic comfort inside.

The main entrance door of the house, the access door to the technical area and the access door The room in the annex will be made of aluminum with a thermal panel, lacquered in black. The kitchen door and the hallway door on floor 0, for access to the outside, will be in profile black lacquered aluminum, and glass, to allow natural lighting of the spaces in that meet.

## FLOORS AND STAIRS

In the entrance hall, the existing hydraulic mosaic floor will be maintained.

The corridors, bedrooms and stairs will have Finfloor Exitus 29T laminate floating flooring Roble Tobacco.

The kitchen and living room will have IVC Studio Moods Big Diamond 355 vinyl flooring.

The floor of the sanitary facilities shall be made of VIROC, of variable colour: sanitary installation 1 in ochre; sanitary installation 2 and 3 in yellow; sanitary installation 4 in red; installation Sanitary 5 in yellow.

## WALLS & INSULATION

The living room will have an exposed stone masonry wall and a wall covered with plaster 13mm carton fixed in 48mm upright profiles, painted in white.

The kitchen will have a wall covered with 13mm water-repellent plasterboard fixed in profiles 48mm uprights, with 12mm red VIROC finish and masonry wall of stone in sight.

The walls of the rooms will be painted white.

In the sanitary facilities, the divisions will be made with 13mm water-repellent plasterboard fixed in a 48mm upright profile structure and 12mm VIROC finish, in color variable: sanitary installation 1 in ochre; sanitary installation 2 and 3 in yellow; installation sanitary 4 in red; Sanitary installation 5 in yellow.

Shower 5 will keep the stone masonry wall exposed.

All other walls will be painted white.

## CEILINGS

**T +351 913 587 295 <sup>2</sup> · E geral@homeprivilege.pt**  
**Rua Dr Joaquim Pires de Lima, 373. 4200-348, Porto.**  
**AMI 20078**

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



The ceilings will be made of plasterboard with a white finish.  
In the sanitary installations, the ceilings will be finished in VIROC, of variable color.  
Ventilation equipment will be accessible for technical and maintenance purposes.

## CARPENTRY

The interior doors to access the rooms will be lacquered in white, with control of electronic access. The doors of the toilets will be sliding from the outside and with VIROC finish, of variable colour, with the exception of sanitary installation 4 and 5 where There will also be swing doors, lacquered in variable colour.  
The skirting boards in the kitchen will be in VIROC in red and in the living room they will be lacquered in white.  
In the corridors and bedrooms, the skirting boards will be lacquered in white.

## SANITARY FACILITIES

In the toilets there will be a washbasin (single or double) with a storage cupboard.  
The toilets will be made of ceramic with the flush in sight.  
For the showers, the bases will be made of resin with a slate texture in black or equivalent.  
All taps will be single-lever and have a chrome finish.  
The equipment of the sanitary facilities will be completed with mirrors above the washbasin.

## KITCHEN

The kitchen will be delivered with low chipboard furniture finished in black and Black laminate countertop with stone/mineral effect.  
The sink will be built-in, with a basin, and in black quartz compound. The Single-lever pewter effect mixer tap, or equivalent.  
The fridges, oven, ceramic hob and dishwasher will be built-in.  
The wall above it will have a structure with shelves in galvanized steel with coating Powder in anthracite colour, with the possibility of adding gutters for hooks.

## EQUIPMENT

1 stainless steel cooker hood (CONFORTEC or equivalent)  
1 4-burner glass-ceramic hob (CONFORTEC or equivalent)  
1 Oven 71L (INDESIT or equivalent)  
1 x 20L microwave oven (CONFORTEC or equivalent)  
2 Combined refrigerators (TELEFAC or equivalent)  
1 Dishwasher (MIDEA or equivalent)  
1 Washing machine (NEW POL or equivalent)  
1 Tumble dryer (CONFORTEC or equivalent)  
8 x 32 inch televisions (1 unit per room) (LG or equivalent)  
1 43-inch TV in the living room (LG or equivalent)  
293L Heat Pump (HAIER or equivalent)

**T +351 913 587 295 <sup>2</sup> · E geral@homeprivilege.pt**  
**Rua Dr Joaquim Pires de Lima, 373. 4200-348, Porto.**  
**AMI 20078**

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



## HEATING AND HOT WATER

The water heating will be done from a heat pump, located in a space attached to the kitchen.

The air conditioning of the spaces (bedrooms, living room and kitchen) will be done through an air machine conditioned.

## ELECTRICITY AND TELECOMMUNICATIONS

The electrical system will be apparent with black pipes. Sockets and switches they will be in a protruding box from Efacec's Siza series, or equivalent, in black.

All rooms include power outlets.

The living room has a 43-inch black smart TV.

Each room has a 32-inch black smart TV.

The entrance doors to the building and the access doors to each room will have a electronic access control.

The living room and kitchen space will be all lit from inverted crown molding with a strip of LED light. In the kitchen, it is complemented by 3 lamps suspended on the countertop and 2 Pendant lamps on the dining table and in the living room with wall spotlights.

Toilets will be illuminated from ceiling spotlights.

The hallways will have sensor ceiling spotlights.

The lighting of the rooms will consist of a pendant lamp/ceiling lamp and Individual bedside lamp.

The outdoor lighting, in the garden, will be in LED columns with a timer.

## OUTDOOR AREA

Compacted earth pavement punctuated with low-maintenance shrub species.

Pre-existing tree species to be conserved in the garden: a lemon tree, a laurel tree, a cherry tree, one olive tree, two almond trees, two plum trees, one peach tree, one apple tree and an orange tree.

Surrounding area:

- University Campus at 1.3 km
- Metro (Polo Universitário) at 1 km
- Supermarket 700 meters away
- Fernando Pessoa University, 400 meters away
- A20 at 600 meters

Don't miss this opportunity!

We build long-lasting relationships!

**T +351 913 587 295 <sup>2</sup> · E geral@homeprivilege.pt**  
**Rua Dr Joaquim Pires de Lima, 373. 4200-348, Porto.**  
**AMI 20078**

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



## Property Features

- Built year: 2023
- Video entry system
- Security door
- Views: City view
- Double glazing
- Energetic certification: D

**T +351 913 587 295 <sup>2</sup> · E geral@homeprivilege.pt**  
**Rua Dr Joaquim Pires de Lima, 373. 4200-348, Porto.**  
**AMI 20078**

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