



## Excellent Investment Opportunity in a Building with 3 apartments, to buy in the Cathedral of Porto



### Agent Info

|               |  |
|---------------|--|
| Naam:         | ArKadia  |
| Bedrijfsnaam: |  |
| Mistlampen:   | United Kingdom   |
| Telefoon:     |  |
| Languages:    | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Advertentie details

|                |             |
|----------------|-------------|
| Vastgoed voor: | Koop        |
| Prijs:         | EUR 295,000 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | Portugal   |
| Staat/Regio/Pronvincie:     | Porto      |
| Plaats:                     | Porto      |
| Geplaatst:                  | 23-09-2024 |
| Omschrijving:               |            |

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Excellent Investment Opportunity in a Building in Porto Cathedral

Premium Location

This property is located in one of the most emblematic areas of Porto, in Sé, just a few steps from Rua Mouzinho da Silveira and the iconic São Bento Station. Its central location offers an excellent connection with the main points of tourist and commercial interest in the city, such as Ribeira, Ponte D. Luís and Avenida dos Aliados.

Approved Project for 3 Apartments

The building already has an approved project for the conversion into 3 high-quality apartments, which makes this an excellent investment opportunity for:

Local Accommodation (AL), given the growing tourist demand in Porto.

Long-term income, taking advantage of the growing demand for housing in the historic centre.

Resale, after the completion of the rehabilitation and adaptation works.

Property Strengths

Strategic location: Close to sights, essential services, restaurants and public transport.

Historic building: With charm and architectural features typical of the city of Porto.

Potential for appreciation: With the growth of tourism and real estate investment in Porto, this property offers excellent returns.



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## Profitability Potential

Given the central location and the growing interest in the historic area of the Cathedral, this property offers a promising profitability, both for short-term and long-term rentals. The proximity to São Bento Station makes it even more attractive for tourists and residents who value mobility.

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## Reference distances:

São Bento train and metro station: 220 meters

Minipreço Supermarket: 190 meters

Porto Cathedral: 190 meters

Porto City Hall: 800 meters

Ribeira do Porto: 550 meters

Douro River: 550 meters

Clérigos Church: 350 meters

Call now for more information!!

Note: If you are a real estate consultant, this property is available for business sharing. Do not hesitate to present your buyers to your customers and contact us to schedule your visit.

## Entreparedes Real Estate

AMI:13781

Entreparedes Real Estate is a company that is in the Real Estate Sales and Management market with the intention of making a difference by its standard of seriousness, respect and ethics in the provision of real estate services.

Our team of employees is made up of experienced and multilingual professionals, with a personalised approach to each client.

We tirelessly seek the satisfaction of our customers, whether they are buyers or sellers, seeking to give our customers the highest profitability and quality, using the most diverse and current technologies to ensure wide and quality dissemination.

We deal with all the bureaucracy until after the deed with a high degree of professionalism.

For Entreparedes a satisfied customer is the greatest achievement and satisfaction of mission accomplished.

Energy Rating: Exempt

#ref:RUİ\_2580

Conditie: Must be reformed

## Algemeen

Afgewerkte vierkante meter: 115.7 m<sup>2</sup>

## Lease terms

Date Available:



## **Additionele informatie**

Website URL:

[http://www.arkadia.com/OYEF-T4452/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/OYEF-T4452/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact informatie**

IMLIX ID:

RUI\_2580

