



## Gym or health club in the Mirador building in Aveiro



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: EUR 4,500,000

### Location

Country: Portugal  
State/Region/Province: Aveiro  
City: Aveiro  
Posted: Apr 09, 2024

### Description:

The property on sale is located in the Mirador Building in Aveiro, which consists of a total of 14 floors for parking, commerce, services and housing.

The property is in the configuration of the previous tenant, who ran a health club, and is part of Lot 1, occupying floors -3 and -4, where it is used as a commercial/services area, and 100 parking and storage spaces on floors -5 to -7.

The commercial/services area of the property is spread over two floors and is made up of areas for leisure, physical and sporting activities, such as: gym areas, bar, swimming pool, jacuzzi, sauna, changing rooms and complementary activities (infirmary, various offices and lockers).

The surrounding area is characterized by its proximity to the Hospital da Luz, located in the Forca-Vouga Urbanization. It is a prime area, at one of the main entrances to the city of Aveiro, mostly with multi-family housing, stores and relevant services, such as the Citizen's Bureau and the Aveiro Commercial Registry Office.

Good road access and reasonably served by public transport, next to the N109 and 1.5km from the motorway A25, close to the Aveiro Train Station and Bus Terminal.

Energy Rating: C

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## **Common**

Finished sq. ft.: 4204.1 sq m

## **Building details**

Outdoor Amenities: Pool

## **Lease terms**

Date Available:

## **Additional information**

Website URL: [http://www.arkadia.com/TVJK-T1810/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TVJK-T1810/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: LANE\_7464\_V

