



New 1 bedroom apartment, with parking space, to be deeded at the end of 2024.



## Agent Info

Name: Rui Dias  
Company: ComprarCasa Porto  
Name: Paranhos  
Country: Portugal  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Phone:  
Languages: English, Portuguese  
Website: <https://www.comprarcas.a.pt/portoparanhos>

## Listing details

Property for: Sale  
Price: EUR 230,000

### Location

Country: Portugal  
State/Region/Province: Porto  
City: Porto  
Posted: May 04, 2024

### Description:

New 1 bedroom apartment, with parking space, to be deeded at the end of 2024. A rare opportunity!

Located in a privileged area of Porto, next to the city's University Campus, it is ideal for both own residence and investment.

With a wide educational offer, including faculties such as Medicine, Engineering (FEUP), Economics (FEP), Higher Institute of Engineering (ISEP), School of Health (ESS), Lusíada University of Porto, Faculty of Psychology and Educational Sciences and School of Education (ESEP), this property is especially attractive for students.

In addition, given its proximity to Hospital São João and the IPO, it is an excellent option for healthcare professionals.

If you plan to study or work in Porto, this is a unique opportunity to acquire a new home, with high potential for appreciation. If you are thinking of coming to study in Porto, make the most of your years of study in the city, save on rents and, later, sell the property for a profit.



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The purchase of new properties sells out quickly after the launch of the development. Finding a resale apartment in these conditions, ready to be deeded in the coming months, is a rare opportunity, especially due to its privileged location, next to the University Campus and São João Hospital.

Located on the 2nd floor of the new Easy Living development, in Asprela, this apartment features superior quality finishes, highlighting the air conditioning, elevator and balcony, ensuring maximum comfort.

Location: Rua Nova do Rio, Porto.

Architect: João Ferros.

With great access to the VCI, Circunvalação and highways.

With services on the doorstep: including health, restaurants, transport, commerce and access to the main roads.

The development: ASPRELA EASY consists of 75 apartments of typologies T1 and T2, in Asprela, in Paranhos, Porto. With sun exposure mostly from east and west, it has well-defined outdoor areas and harmony with the garden spaces.

The project is expected to be completed in December 2024.

Resale Property (Assignment of Position) - All of the developer's units have already been sold!

The purchase of each fraction must take place according to the following payment schedule:

- a) 40% at the signing of the assignment contract + payment of the Proportional IMT
- b) Remaining 60% in the deed (Expected in December 2024 or early 2025).

Apartment Areas:

Living Room 11.69m<sup>2</sup>

Kitchen 5.55m<sup>2</sup>

Entrance hall 4.57m<sup>2</sup>

Bedroom 11.69m<sup>2</sup>

Bathroom 4.40m<sup>2</sup>

Don't waste time! Book your visit now!

ComprarCasa Porto Paranhos

"Where Stories End Well."

Mission

Our mission is to provide a high quality service, security and transparency in the area of real estate, with our client as our main asset. We want to be close to people to help make their dreams come true, using



our time and tools. We work as a team to achieve each client's goals, we share information and we are constantly innovating. We collaborate internally and externally in order to achieve the best results.

### Values

The quality of our services is directly linked to the transparency and commitment we place in each person. We are available for your success. We dedicate our time to creating bonds and relationships of trust. This is our DNA.

Do you want to buy, sell, rent or invest in a property in Porto, Portugal? Contact us!

We work with the national and international market.

APEMIP: 6412 AMI: 21325

### Office Hours:

Monday to Friday - 9:30 a.m. to 7 p.m. Saturday - 10 a.m. to 1 p.m.

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New: Yes  
Built: 2024

### Common

Bedrooms: 1  
Bathrooms: 1  
Finished sq. ft.: 53 sq m

### Lease terms

Date Available:

### Contact information

IMLIX ID: 395/A/00179

