



## Ateliê T4 em Águas Santas de 400 m<sup>2</sup>



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 1,533,178.19

### Standort

Land:	Portugal
Staat/Region/Provinz:	Porto
Stadt:	Maia
Postleitzahl:	4425-140
Veröffentlicht:	04.12.2025

### Beschreibung:

LAND WITH CONSTRUCTION POTENTIAL IN ÁGUAS SANTAS - MAIA - PORTO.

We present a rare opportunity in the municipality of Maia. This hybrid property is the ideal solution for investors seeking security, immediate returns, and strong urban value appreciation.

### INVESTMENT HIGHLIGHTS:

#### CURRENT INCOME (€1,300/MONTH):

Generated by 4 already rented houses + 1 café with active lease agreements. Guaranteed cash flow from day one.

#### LAND WITH DEVELOPMENT POTENTIAL:

Large, flat urban plot with a technical study indicating feasibility for new construction. A strategic expansion opportunity within the municipality of Maia.

#### MAIN UNIT (Vacant):

4-bedroom villa (approx. 373 sqm) in excellent condition. Ready for immediate occupancy or rental with



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an estimated market value of €1,500/month. Including the additional units, the total potential income reaches €2,800/month, ensuring excellent immediate cash flow.

#### LOCATION & CONNECTIVITY:

Located in the heart of Águas Santas, with direct access to the A4 motorway and just 15 minutes from Francisco Sá Carneiro Airport.

#### LEGAL FLEXIBILITY (2 PROPERTY TITLES):

Composed of two independent units (Commercial and Residential/Land), enabling flexible asset management and future financing or resale strategies.

#### PROPERTY FEATURES:

Main house with traditional kitchen and games room

Exceptional urban land of लगभग 1 hectare (9,741 m<sup>2</sup>)

Property in the stage of legal regularization to ensure full compliance between physical reality and official records

#### WHY THIS ASSET?

This property solves the classic dilemma between living and investing. It allows you to reside in a premium home while the remaining units generate income, or fully monetize the asset while developing the land according to the available technical study.

#### ADDITIONAL INFORMATION:

Detailed technical study available upon request

Virtual tours available upon request

Access to rented units by prior appointment only

Joaquim Pereira

Real Estate Consultant

#ref: 744882

Gebaut: 1969

#### **Allgemein**

Schlafzimmer: 4

Badezimmer: 3

Fertige m<sup>2</sup>: 400 m<sup>2</sup>

Grundstücksgröße: 9741 m<sup>2</sup>

#### **Zimmerdetails**

Zimmer insgesamt: 19



## Gebäudedetails

Anzahl der Garagen: 1

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/ZAZY-T103761/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T103761/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: 744882

