



## listing



### 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: | Mieten       |
| Preis:         | USD 6,845.69 |

#### Standort

|                       |            |
|-----------------------|------------|
| Land:                 | Portugal   |
| Staat/Region/Provinz: | Viseu      |
| Stadt:                | Cinfaes    |
| Veröffentlicht:       | 19.07.2026 |

#### Beschreibung:

ENTIRE BUILDING FOR RENT IN THE CENTRE OF CINFÃES

Unique Premium Investment Opportunity: 6 Three-Bedroom Flats + 2 Shops | Potential for Short-Term Letting (AL)

Monthly Price: €6,000 Condition: New / Brand New (Year of Construction: 2025)

Location: Cinfães, Portugal Overall Layout: 6 x 3-bedroom flats | 2 x Commercial Premises

#### LOCATION AND CONCEPT

We present a modern and exclusive building featuring contemporary architecture, due for completion in 2025, situated in the heart of the beautiful village of Cinfães, on the doorstep of the prestigious Douro Demarcated Region.

Strategically situated on a central corner plot, the building is spread over four floors: Ground Floor 0 is entirely dedicated to local shops or services, whilst Floors 1, 2 and 3 house six spacious and light-filled three-bedroom residential flats. This is the perfect property for investors focused on large-scale short-let accommodation, corporate lettings or integrated residential development.

VIRTUAL TOUR AVAILABLE (USING AI TECHNOLOGY)



To help you visualise the enormous potential of this property, we have prepared an exclusive promotional video using Artificial Intelligence (AI) for virtual home staging. Through this video, you'll be able to fully appreciate the scale, get an excellent idea of how the space might look when decorated and furnished, and see how the layout can be optimised to accommodate your future hotel (short-let) or luxury residential operation.

## LAYOUT OF THE UNITS (8 Self-Contained Units)

### Retail Floor (Ground Floor) – Maximum Visibility

The two independent shops feature large glazed façades made of double-glazed laminated glass and thermally broken aluminium frames, ideal for prestigious shop windows:

Shop 1 (COM1): With a usable area of 52.20 m<sup>2</sup>, it has two street-facing sides (north-east and south-east), a main shop window of 6.00 m<sup>2</sup>, a side shop window of 3.60 m<sup>2</sup> and a toilet.

Shop 2 (COM2): With a usable area of 79.10 m<sup>2</sup>, it has three street-facing sides (north-east, south-east and south-west), two impressive shop windows of 6.00 m<sup>2</sup> each (front and rear) and a toilet.

### Residential Floors (Floors 1 to 3) – Premium Comfort (6 x 3-bedroom flats)

With two flats per floor, the flats share superior-quality finishes and excellent energy efficiency (Class B- or higher):

Generous Floor Areas: Right-hand flats measuring 101.30 m<sup>2</sup> and left-hand flats measuring 105.55 m<sup>2</sup>.

Functional Layout: Each three-bedroom flat offers a spacious open-plan living area with space allocated for the kitchen, three comfortable bedrooms and two fully fitted bathrooms.

State-of-the-Art Comfort: Fitted with top-of-the-range heat pumps (Class A+) to meet 100 per cent of hot water requirements using renewable energy. They also feature full pre-installation for air conditioning in all rooms and blackout blinds.

Accessibility: A modern building fitted with a state-of-the-art lift serving all flats.

## SUSTAINABILITY, NATURE AND LIFESTYLE

Investing or living in Cinfães means embracing a unique ecosystem that adds extraordinary value to this property:

A Unique Natural Retreat: Just a few minutes from the tranquil banks of the River Douro and the River Bestança (one of Europe's purest rivers), perfect for water sports and river tourism. The landscapes of the Serra do Montemuro offer trails, waterfalls and footbridges that attract thousands of visitors every year.

Tranquillity and Well-being: A peaceful, safe environment focused on quality of life, ideal both for short-



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stay guests (nature tourism) and for permanent residents seeking to escape urban stress.

Gastronomy and Wine Tourism: Cinfães is the home of comfort food (such as the famous roast veal or Cinfães rice) and the exceptional Vinhos Verdes de Montanha, factors that enrich the region's experience and appeal. Convenience on Your Doorstep: Located in the town centre, with immediate access to local shops, transport and public services, and with excellent road links to the city of Porto and the International Airport.

## YOUR NEXT BIG PROPERTY INVESTMENT

Given its scale and versatility (6 flats and 2 shops ready for use), this building represents a rare opportunity in the current market. It is the ideal asset for anyone looking to centralise a tourist accommodation operation with simplified management, create a corporate hub with staff accommodation, or generate a stable and secure long-term income.

## WHO I AM AND THE POWER OF THE IAD NETWORK

In addition to this excellent property, by working with me you are guaranteed the support of a professional who is entirely focused on your success.

As an independent estate agent with iad Portugal, my main aim is to provide a personalised, transparent and high-quality service at every stage of the letting or investment process. I don't just sell or let properties; I help bring life and business projects to fruition.

Why choose iad?

IAD was founded on a revolutionary model based on network marketing and the digitalisation of the property sector. Today, we are one of the largest property networks in Europe and are expanding rapidly across the globe. By listing this property with me, it is not only visible locally: it benefits from massive international exposure on more than 200 property portals across 60 countries. We have thousands of consultants working across our network (France, Portugal, Spain, Italy, Germany, Mexico, the UK and Florida), which means your property will be presented directly to a vast portfolio of international investors and qualified clients worldwide.

Forget about geographical barriers. Let's work together to find the ideal partner or investor for your property in Cinfães. Contact me today for more information or to arrange a viewing!

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### Allgemein

|                          |                    |
|--------------------------|--------------------|
| Badezimmer:              | 2                  |
| Fertige m <sup>2</sup> : | 233 m <sup>2</sup> |
| Grundstücksgröße:        | 866 m <sup>2</sup> |

### Mietbedingungen

Verfügbar ab:



# IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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## Zusätzliche Informationen

URL der Website:

[http://www.arkadia.com/ZAZY-T108974/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T108974/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID:

160517

