



## Commercial Space for Sale in the Sá Bandeira Development



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 2,096,156.3

### Τοποθεσία

Χώρα:	Portugal
Νομός/Περιοχή/Επαρχία:	Porto
Πόλη:	Porto
Ταχυδρομικός κωδικός:	4000-433
Δημοσιεύθηκε:	02/08/2025

Περιγραφή:

Commercial Space for Sale in the Sá Bandeira Development.

The versatility of the space allows it to become a store, a restaurant, or another project open to the public.

Excellent sun exposure and city view.

The project:

SÁ DA BANDEIRA 31 - Rehabilitation with Signature in the Historic Center of Porto

An architectural legacy reinvented for the urban present.

In the heart of downtown Porto, Sá da Bandeira 31 appears, a residential development of excellence, which results from the contemporary reinterpretation of an iconic building from the 60s - once the headquarters of a banking institution and a symbol of the constructive robustness of the time.

This project is distinguished by its careful approach to rehabilitation, which preserves noble elements of the original architecture, such as the marble of the common areas and the modernist façade, while introducing current technical and aesthetic solutions, raising the standards of comfort, functionality and elegance.



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## Composition of the Enterprise:

- 8 exclusive apartments with typologies T0, T2 and T3
- 1 commercial unit on the ground level
- All apartments with excellent sun exposure and privileged urban front to Rua Sá da Bandeira

## Completion of the work scheduled for January 2026

## Rehabilitation with identity:

- Integral intervention with respect for the history and identity of the building;
- Preservation of authentic materials: beige marble walls, wooden elements and stonework;
- Recovered façade and renovated lift with careful architectural integration;
- Project oriented towards sustainability, energy efficiency and asset appreciation;

## Finishing Details (reference fractions):

- 3 bedroom flat with 133.5 m<sup>2</sup> and 6.1 m<sup>2</sup> of private balconies;
- Herringbone flooring with natural oak wood finish;
- Security doors, LED lighting and integrated air conditioning air conditioning;
- Kitchens equipped with Bosch appliances of superior range;
- Heat pump system for domestic hot water.

## Urban Surroundings of Excellence:

- Prime location in Rua Sá da Bandeira, prime area of downtown Porto
- Proximity to historical landmarks such as Avenida dos Aliados, São Bento Station, Bolhão Market, and Clérigos Tower
- Inserted in a consolidated environment of commerce, restaurants, culture and services
- Strong tourist and residential attractiveness, with excellent mobility network

## Value and Positioning:

- Sá da Bandeira 31 is more than a development.
- It is a statement of style, location and heritage.

Aimed at an audience that values properties with identity, high construction rigor and potential for sustained appreciation - whether for own housing, second home or premium investment.

## Payment Terms:

20% CPCV

80% Scripture

## Completion of the Work: January 2026

Energy Rating: D

#ref:LOJADF003

Κατασκευάστηκε: 2026

## Κοινά

Κρεβατοκάμαρες: 2



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Μπάνια: 1  
Τελειωμένα τετραγωνικά  
πόδια: 241.3 τ.μ

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/THPZ-T10168/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/THPZ-T10168/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: LOJADF003

