



## Building in the Beira-Mar neighbourhood



### 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:        | EUR 450,000 |

### Τοποθεσία

|                        |            |
|------------------------|------------|
| Χώρα:                  | Portugal   |
| Νομός/Περιοχή/Επαρχία: | Aveiro     |
| Πόλη:                  | Aveiro     |
| Δημοσιεύθηκε:          | 01/08/2026 |
| Περιγραφή:             |            |

We are pleased to present this mixed-use building, comprising three independent floors, ideal for investors or for those seeking to generate a return on their assets through the rental market. It is characterised by its prime location, situated right in the heart of the city of Aveiro, in the picturesque Beira-Mar neighbourhood.

The property is spread over three floors:

The ground floor is designed as a shop/warehouse, offering a spacious and versatile area, ideal for retail, services, storage or other activities.

The first floor comprises a flat with a kitchen, living room, two bedrooms and a bathroom, providing a functional and comfortable layout.

The first floor is intended for residential use, featuring a living room, three bedrooms, a hallway and a bathroom, ideal for a family or for letting.

The fact that the three floors can be used independently allows for flexible management of the property, making it possible to operate each unit separately.

If you are looking for a property with high potential for appreciation and a range of possible uses, this could be the right opportunity for you.



Book your viewing now and come and discover the full potential of this building!

We take care of your credit approval!

Tied credit intermediary No. 0007356 licensed by the Bank of Portugal.

This ad was published by computer routine, all data and information need to be confirmed with A Casa da Joana

Casa Da Joana is a company linked to the real estate industry that was born in the city of Aveiro. It is distinguished by the rigorous and careful selection of the properties it promotes and presents to its clients. It is assumed as a relaxed concept, where finding the ideal home, and as passionate as possible, are the watchwords.

The proximity and empathy he establishes with customers creates bonds and establishes a relationship of equal trust and credibility.

We are in the market to give colour and passion to the real estate market and to combat the traditional model of buying and selling real estate.

Our home is the most special place in our life and, therefore, choosing it is a process that should be advised with all the importance and care it deserves.

Joana Portela Lda. | AMI: 13535.

Energy Rating: F

#ref:EDI\_2823

## Κοινά

Τελειωμένα τετραγωνικά  
πόδια: 214.89 τ.μ

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/QXCW-T992/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/QXCW-T992/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: EDI\_2823



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