



## Building at Rua Faria Guimarães with garden



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 683,600.99

### Ubicación

País:	Portugal
Estado/Región/Provincia:	Oporto
Ciudad:	Oporto
Publicado:	02/08/2025

### Descripción:

Mixed-use building for refurbishing at Rua de Faria Guimarães.

Located in the heart of Rua de Faria Guimarães, next to the viaduct, this mixed-use building, with 3 floors and an 87 sqm patio, represents a unique renovation opportunity in one of Porto's most central and dynamic urban axes.

With a front facing east and a rear facing west, the property enjoys excellent sun exposure, inviting you to live quietly in the heart of the city centre, with bright spaces and outdoor areas to enjoy the sunset. Its original architectural elements - such as the carved ceilings, the generous ceiling height and the central staircase with wooden handrail - give this building an authentic charm and an exclusive character.

A preliminary study was carried out to create 6 residential units with the following distribution:

- Floor -1 with a total area of 91.13 sqm could accommodate a studio and a one-bedroom apartment
- Floor 0 with a total area of 92.01 sqm can accommodate a studio and a one-bedroom apartment
- Floor 1 with a total area of 92.01 sqm can accommodate two one-bedroom flats

The urban surroundings offer a wide range of shops and services, and in the immediate vicinity there are clinics, hospitals, cafes, restaurants, gyms and swimming pools. The proximity to colleges and universities reinforces this property's potential for permanent housing or rental investment for students or displaced professionals.



With a strategic location, this building benefits from excellent accessibility, being just 7 minutes from the VCI with direct links to the north and south of the country, a 7-minute walk from the Marquês Metro and 12 minutes from the Faria Guimarães Metro and the Porto University Centre.

Energy Rating: C

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## Común

Pies cuadrados terminados: 312 m2

Tamaño del lote: 87.64 m2

## Lease terms

Date Available:

## Información adicional

URL sitio web: [http://www.arkadia.com/GVJU-T2901/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GVJU-T2901/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: SAVPRT15653

