



Ateliê T4 em Águas Santas de 400 m²



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 1,529,504.74

Ubicación

País:	Portugal
Estado/Región/Provincia:	Oporto
Ciudad:	Maia
Código postal:	4425-140
Publicado:	04/12/2025

Descripción:

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



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 m²)

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

Fabricado: 1969

Común

Dormitorios: 4

Baños: 3

Pies cuadrados terminados: 400 m²

Tamaño del lote: 9741 m²

Room details

Total rooms: 19



Building details

Number of Garages: 1

Lease terms

Date Available:

Información adicional

URL sitio web: http://www.arkadia.com/ZAZY-T103761/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 744882

