



## Building 5 floors ( Porto )



### Information de l'agent

Nom:	Fernando Pereira
Nom de compagnie:	R-TOWN PROPERTIES
Pays:	Portugal
Experience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English, Portuguese
Site web:	<a href="https://rtownproperties.com">https://rtownproperties.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,689,172.86

### Location

Pays:	Portugal
État/Région/Province:	Porto
Ville:	Porto
Soumis:	23/04/2025

### Description:

Charming building, completely refurbished, with 5 floors, in the city of Porto, ideal for those looking for an investment with potential for appreciation and profitability.

Property of old design, with allocation to services, and with licensing for hostel, and may, however, serve another business area.

Each fraction can be used independently.

Feasibility for creating a clinic.

This building in Bonfim, Porto, represents a unique opportunity for investors looking for a property with great potential for appreciation and multiple possibilities of use.

Located in Porto, one of the most emblematic areas of the country, known for its cultural diversity, varied gastronomy and excellent access to public transport.

With an implantation area of 144m<sup>2</sup>, and a private area of 505m<sup>2</sup>, spread over 5 floors: basement, ground floor, 1st, 2nd and attic, and also has a patio.

Building with Commerce, Services and Warehouse in total ownership with the following areas per floor:



- Floor -1 basement with 120.00 m2;
- 4 SPA rooms
- 1 bathhouse
- 1 laundry room
- 1 cup
- Engine room
- 2WC's

- Floor 0 rc with 135.00 m2;
- Reception
- room
- O.r.
- changing room
- Waste
- 3 WC's

- Floor 1 with 130.00 m2
- Hairdresser
- 1 room
- 2 offices
- Storage
- 2 WC's

- Floor 2 with 133.00 m2
- 3 offices
- 1 office
- sterilization
- 1 toilet

Currently rented for 6,000.00 month with a 10-year contract that started in November 2022.

Book your visit! - REF: RT-00244

Condition: Reformed

Année: 1937

## Commun

Chambres: 10

Salle de bains: 3

Pied carré fini: 496,7 m<sup>2</sup>

Dimesions du lot: 41 m<sup>2</sup>

## Lease terms

Date Available:



# IMLIX

**Marché immobilier IMLIX**  
<https://www.imlix.com/fr/>

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## Contact information

IMLIX ID:

RT-00244

