



## Office converted into refurbished T1 studio | Av. da República – Metro at the door | Gaia



### Information de l'agent

Nom:	Rui Dias
Nom de compagnie:	ComprarCasa Porto
Pays:	Portugal
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English, Portuguese
Site web:	<a href="https://www.comprarcas.a.pt/portoparanhos">https://www.comprarcas.a.pt/portoparanhos</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 162,500

#### Location

Pays:	Portugal
État/Région/Province:	Porto
Ville:	Vila Nova de Gaia
Soumis:	14/01/2026

#### Description:

Excellent opportunity on Avenida da República, in Vila Nova de Gaia, in one of the most valued and sought after locations in the city, in front of El Corte Inglés, with metro at the door and about 1 km from the D. Luís I Bridge and downtown Porto.

This space, with 38 m<sup>2</sup>, originally allocated to services, was completely remodeled about 5 years ago and is converted into a studio (T1), presenting itself in excellent condition. The current distribution includes a bedroom area, integrated kitchenette with functional room and full bathroom. The property is sold fully furnished, ready to be used immediately.

#### Property features:

- Area: 38 m<sup>2</sup>
- Current allocation: services
- Studio Conversion (T1)
- Recent refurbishment
- Full bathroom



- Integrated kitchenette
- Sold fully furnished
- Building with Elevator
- Excellent condition

Although it maintains its allocation to services, the space is prepared for use as a studio apartment and can be converted into housing under the Simplex regime, becoming a versatile solution in an area of strong demand and continuous appreciation.

The location is one of its greatest assets: Avenida da República, with metro at the door, in front of El Corte Inglés, with quick access to the D. Luís I Bridge and downtown Porto, benefiting from a consolidated urban environment, with commerce, services and strong tourist dynamics.

Contact us for more information or to schedule your visit.

ComprarCasa Porto Paranhos  
"Where Stories End Well."

## Mission

Our mission is to provide a high quality service, security and transparency in the real estate area, with our client as our main asset. It is intended to be with people, to help make their dreams come true, having our time and tools. We work as a team to achieve the goals of each client, we share information and we are constantly innovating. We collaborate internally and externally in order to achieve the best results.

## Values

The quality of our services is directly linked to the transparency and commitment we place in each person. We are available for His success. We dedicate our time to creating bonds and relationships of trust. This is our DNA.

Want to buy, sell, rent or invest in a property in Porto, Portugal? Contact us!  
We work with the national and international market.

APEMIP: 6412 AMI: 21325

## Office Hours:

Monday to Friday 9:30 am to 7 pm Saturday 10 am to 1 pm

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Nouveau: Non  
Condition: Reformed

## Commun

Chambres: 1  
Salle de bains: 1  
Pied carré fini: 38 m<sup>2</sup>



## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

395/A/00321

