



## Ateliê T4 em Águas Santas de 400 m<sup>2</sup>



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 1,533,178.19

### Elhelyezkedés

Ország:	Portugal
Állam/Régió/Tartomány:	Porto
Város:	Maia
Irányítószám:	4425-140
Feladta:	2025. 12. 04.
Leírás:	

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



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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 m<sup>2</sup>)  
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

Built: 1969

#### **Gyakori**

Hálósobák: 4  
Fürdőszobák: 3  
Kész négyzetméter: 400 nm  
Telekméret: 9741 nm

#### **Room details**

Total rooms: 19



## Building details

Number of Garages: 1

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/ZAZY-T103761/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T103761/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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