



4 Bedroom Villa - Excellent Investment Opportunity – Rua da Constituição, Porto



Ügynök információ

Név:	António Pereira
Cégnév:	ITHLUX
Ország:	Portugal
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	Portuguese
Weboldal:	

Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 755,442.63

Elhelyezkedés

Ország:	Portugal
Állam/Régió/Tartomány:	Porto
Város:	Porto
Feladta:	2026. 01. 29.
Leírás:	

4 bedroom semi-detached house, for total recovery, located in the prestigious Rua da Constituição, one of the most central and sought-after areas of the city of Porto, with strong residential demand and high liquidity in the real estate market.

With 258 m² of gross area and about 300 m² of total area, the property is spread over three floors basement (low ceiling), ground floor and first floor offering layout versatility and high potential for rehabilitation, resale or placement on the rental market.

The ground floor has four rooms, one of them with direct access to the patio, kitchen, bathroom and storage room, allowing the reorganization of spaces for modern and functional solutions.

The first floor consists of four bedrooms and a bathroom, two of which have access to a balcony, small storage room and garden view. The stairwell area has a skylight, ensuring excellent natural light entry a differentiating factor in rehabilitation projects.

Outside, a patio with about 90 m² stands out, an element increasingly valued in the market, ideal for creating a garden area, terrace or leisure area, enhancing the final value of the property.



The villa has a north south solar orientation, has a terrace and balcony, and is located in an area with strong urban dynamics, proximity to shops, services, schools and transport. The interior is partially adapted for people with reduced mobility, adding flexibility to the project.

A solid opportunity for investors or real estate developers looking for an asset with a premium location, above-average appreciation potential and margin for creating a differentiating product in the Porto market.

Contact us for more information, feasibility study or visit scheduling.

Why invest and live in Portugal?

7th safest country (Global Peace Index 2024 2025)

Excellent infrastructure and motorway network

Top tourist destination (World Travel Awards)

Lisbon, Porto, Madeira and Algarve among the most awarded destinations (WTA)

Mild climate all year round Summer: 25°C | Winter: 15-16°C

Top 10 for quality of life (InterNations)

One of the best countries for expats to live in (InterNations)

Mediterranean Diet Cultural Heritage (UNESCO)

Excellent gastronomy

Praia da Marinha (Algarve) among the best international beaches (Tripadvisor)

Portuguese wines awarded (Forbes rankings)

Portuguese people recognized for their hospitality (InterNations)

- REF: ITH4030

Új: No

Gyakori

Hálósobák: 4

Fürdőszobák: 2

Lease terms

Date Available:

Contact information

IMLIX ID: ITH4030



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