



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



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 1,300,000

### Posizione

Nazione:	Portugal
Stato / Regione / Provincia:	Porto
Città:	Maia
Cap:	4425-140
Publicato:	04/12/2025

Descrizione:

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 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

Costruito: 1969

#### Comune

Camere da letto: 4

Bagni: 3

Finito piedi quadrati: 400 mq

Dimensione del lotto: 9741 mq

#### Room details

Total rooms: 19



## Building details

Number of Garages: 1

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [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

IMLIX ID: 744882

