



## Loja à venda na marginal do Rio Douro em Vila Nova de Gaia



### Agent Info

|               |                                                                                                  |
|---------------|--------------------------------------------------------------------------------------------------|
| Naam:         | ArKadia                                                                                          |
| Bedrijfsnaam: |                                                                                                  |
| Mistlampen:   | United Kingdom                                                                                   |
| Telefoon:     |                                                                                                  |
| Languages:    | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Advertentie details

|                |                |
|----------------|----------------|
| Vastgoed voor: | Koop           |
| Prijs:         | USD 593,122.19 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | Portugal   |
| Staat/Regio/Pronvincie:     | Porto      |
| Geplaatst:                  | 09-09-2025 |
| Omschrijving:               |            |

<p align="justify"><strong>Store</strong> for sale on the Gaia &nbsp;riverfront, in the <strong>Pescaria</strong> residential and commercial development that combines <strong><strong>history, location and contemporary architecture.</strong></strong></p>

<p align="justify">This establishment stands out for its <strong>generous areas, high ceilings and contemporary design solutions</strong>, combining <strong>comfort</strong>, <strong>elegance</strong> and <strong>build quality</strong>.</p>

<p align="justify">The <strong>Pescaria</strong> project benefits from an exceptional location, with <strong>direct access to the river and Porto's protected urban landscape</strong>, opposite the <strong>Alf&acirc;ndega Building</strong>, one of the jewels of Porto's neoclassical architecture. The surroundings combine the <strong>authenticity of a fishing district</strong> with <strong>proximity to tourist and cultural areas</strong> such as Afurada, Bolh&atilde;o Market, Avenida dos Aliados and the historic <strong>Port Wine Cellars</strong>.</p>

<p align="justify">Just a <strong>10-minute walk</strong> away is a vibrant area with <strong>restaurants, bars and the Gaia cable car</strong>, which connects you to <strong>Jardim do Morro</strong> and the iconic <strong>Dom Lu&iacute;s I Bridge</strong>, the entry point to <strong>Porto's historic center</strong>, and the Cathedral.</p>

<p align="justify">O <strong><strong>Pescaria</strong></strong> thus offers <strong>a rare investment opportunity in</strong> an <strong>emblematic location, next to the Douro</strong>, in a



protected area with a strong shortage of new buildings. A project that respects its industrial memory, but which looks to the future with functionality, charm and sustainability.

**CHARACTERISTICS:**  
Area: 101 m<sup>2</sup> | 1 091 sq ft  
Bathrooms: 2  
Energy efficiency:

**FEATURES:**

- Eight parking spaces available for €40,000 each.

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Lic AMI 9063  
Gebouwd: 2026

## Algemeen

Badkamers: 2  
Afgewerkte vierkante meter: 101 m<sup>2</sup>

## Lease terms

Date Available:

## Aditionele informatie

Website URL: [http://www.arkadia.com/WBID-T10232/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/WBID-T10232/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: ls05429-a

