



Local Accommodation | 4 stars | Gaia Pier | Fully rehabilitated | 6 units for sale in Vila Nova de Gaia - Porto



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 1,736,728.7

Locatie

Aanbevolen Auto Onderdelen:	Portugal
Staat/Regio/Pronvincie:	Porto
Plaats:	Vila Nova de Gaia
Geplaatst:	12-11-2025
Omschrijving:	

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The result of a recent and thorough rehabilitation, the Local Accommodation is located in the historic heart of Cais de Gaia, just 100 meters from the Douro River, with a privileged view over the historic centre of Porto.

Located within walking distance of several points of interest in the city, such as the World of Wine, the Port Wine Cellars, the Serra do Pilar, the Historic Center and the D. Luís I Bridge, Estrela de Gaia offers excellent sun exposure. This building consists of 6 fractions: a commercial space on the ground floor with 90m² and 5 modern T1 apartments, with interior areas ranging from 61m² to 85m² and outdoor areas between 11m² and 33m² (balconies and terrace), providing an absolutely stunning view.

This project has been developed to meet the high standards of comfort, adapted to the location of the land. The terrace and balconies were envisioned as an extension of the living area, extending the space to the landscape and making the most of natural light. The quality finishes, designed to provide safety and comfort, convey a unique feeling of relaxation. This building has been in operation since 2020, has an occupancy rate of around 80% in the low season and 98% in the high season.

Inserted in a unique environment, the property offers an excellent range of leisure areas and tourist attractions, such as the cable car, just 8 minutes walk away. Its typical streets provide a wide range of



traditional shops, supermarkets, car parks, shopping centres and restaurants next to the riverside area and the famous Port Wine Cellars. With good accessibility and a varied offer of public transport, including train, metro and buses, this property represents an unmissable investment opportunity with a profitability far above average.

The building can be sold with all the equipment and furniture, in which case the company that owns the business will be sold, it is ready to continue to be monetised.

General characteristics

- * Building with 4 floors;
- * Lift;

Ground floor

- Street shop/commercial space on the ground floor, prepared for catering or other type of service, with independent entrance;
- Reception area, storage area and laundry.

1st and 2nd floors

- Two 1 bedroom apartments with 61m² of private gross area and 21m² of dependent gross area.

3rd floor

- A 1 bedroom flat with 61m² of gross private area and 11m² of dependent gross area;
- A 1 bedroom flat with 85m² of private gross area and 11m² of dependent gross area.

4th floor

- A 1 bedroom flat with 75m² of private gross area and 33m² of dependent gross area.

This is an excellent opportunity. Local Accommodation | 4 stars | Gaia Pier | Fully rehabilitated | 6 units for sale in Vila Nova de Gaia - Porto

Call us now for more information!!

Note to Real Estate Consultants: This property is available for business sharing. If you have interested customers, please contact us to schedule a viewing.

AMI: 13781

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Energy Rating: B

#ref:EDI_2557

Gebouwd: 2019

Algemeen

Afgewerkte vierkante meter: 380 m²

Lease terms

Date Available:

Additionele informatie

Website URL: http://www.arkadia.com/OYEF-T5188/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: EDI_2557

