



## Land in Ponte da Pedra in ARU Zone, close to S. Mamede Infesta, Porto, Hospital de S. João and Centro da Maia. 5 minutes from Hosp. S. João



### Agent Info

Name: Ana Meneses  
Company: UmSeisUm  
Name:  
Country: Portugal  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Phone:  
Languages: English, Portuguese  
Website:

### Listing details

Property for: Sale  
Price: USD 2,840,961.14

### Location

Country: Portugal  
State/Region/Province: Porto  
Address: Custóias  
Posted: Sep 20, 2017

### Description:

Land 5 minutes away Hospital de S. João  
Great location, very busy area. ARU Zone

### FEASIBILITY OF CONSTRUCTION BASEMENT + GROUND FLOOR + 4 FLOORS.

Land with 49.5 m of frontage

Facing 2 streets.

Area: + - 2259 m<sup>2</sup>

Feasibility of building above ground 2800m<sup>2</sup>

Land with small slope, for basements.

The approved Detailed Plan provides for collective housing with 28 dwellings and shops with natural light (at basement level) for services or similar hotels, equipment or industry compatible with the residential function.

The planned construction area above ground is 2810m<sup>2</sup>, not including the areas of balconies, terraces and



the fractions to be built in the basements, which can be + 1124m<sup>2</sup>, which will give a construction area of approximately 3934m<sup>2</sup>.

A few minutes from the Lionesa Business Center, S. João Hospital and University Center

A 2-minute walk from Continente Supermarket

umseisum is a technical reference studio, with competence in the areas of architecture, engineering, construction, design and decoration, with an internal team of dozens of managers, engineers, budget meters and architects.

In addition to the technical areas, umseisum has a multidisciplinary team of business managers, trained and specialized in the integrated service that the company offers.

By bringing together skills throughout the construction process cycle, from the search for the property, through the development of the projects necessary for its rehabilitation or remodeling, to the planning and execution of the work, and until its delivery, equipped and decorated, umseisum offers its clients the resulting advantage, that is, the synergy created between the various teams, which translates into a reduction in the value of the investment and obtaining a product that meets expectations.

Thus, through your real estate area, it is possible to find the house, loft, apartment, villa or land, small or large, that corresponds to the ideal of your customers and negotiate the best price for your purchase, use the architectural area to idealize all the spaces of the house with quality, durability and at low cost, lay the construction, recovery, restructuring or rehabilitation in its engineering and construction areas, and designing pieces of furniture, also decorating the total space, with its design and decoration areas. With its business plan fully focused on optimizing its clients' investment, umseisum specializes in achieving its objectives, taking into account their tastes, needs and financial resources available for each project.

- REF: 2139 (E)-FC

## **Common**

Lot Size: 2259 sq m

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: 2139 (E)-FC



IMLIX

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