



## Building 5 floors ( Porto )



### Agent Info

Name: Fernando Pereira  
Company: R-TOWN  
Name: PROPERTIES  
Country: Portugal  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Phone:  
Languages: English, Portuguese  
Website: <https://rtownproperties.com>

### Listing details

Property for: Sale  
Price: EUR 1,450,000

### Location

Country: Portugal  
State/Region/Province: Porto  
City: Porto  
Posted: Apr 23, 2025

### Description:

Charming building, completely refurbished, with 5 floors, in the city of Porto, ideal for those looking for an investment with potential for appreciation and profitability.

Property of old design, with allocation to services, and with licensing for hostel, and may, however, serve another business area.

Each fraction can be used independently.

Feasibility for creating a clinic.

This building in Bonfim, Porto, represents a unique opportunity for investors looking for a property with great potential for appreciation and multiple possibilities of use.

Located in Porto, one of the most emblematic areas of the country, known for its cultural diversity, varied gastronomy and excellent access to public transport.

With an implantation area of 144m<sup>2</sup>, and a private area of 505m<sup>2</sup>, spread over 5 floors: basement, ground floor, 1st, 2nd and attic, and also has a patio.

Building with Commerce, Services and Warehouse in total ownership with the following areas per floor:



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- Floor -1 basement with 120.00 m2;
  - 4 SPA rooms
  - 1 bathhouse
  - 1 laundry room
  - 1 cup
  - Engine room
  - 2WC's

- Floor 0 rc with 135.00 m2;
- Reception
- room
- O.r.
- changing room
- Waste
- 3 WC's

- Floor 1 with 130.00 m2
- Hairdresser
- 1 room
- 2 offices
- Storage
- 2 WC's

- Floor 2 with 133.00 m2
- 3 offices
- 1 office
- sterilization
- 1 toilet

Currently rented for 6,000.00 month with a 10-year contract that started in November 2022.

Book your visit! - REF: RT-00244

Condition: Reformed

Built: 1937

## **Common**

Bedrooms: 10

Bathrooms: 3

Finished sq. ft.: 496,7 sq m

Lot Size: 41 sq m

## **Lease terms**

Date Available:

## **Contact information**



IMLIX

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IMLIX ID:

RT-00244

