



## Gym or health club in the Mirador building in Aveiro



### Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for:	Sale
Price:	USD 5,280,696.42

### Location

Country:	Portugal
State/Region/Province:	Aveiro
City:	Aveiro
Posted:	Mar 08, 2025

### Description:

The property for sale is located in the Mirador Building, in Aveiro, which consists of a total of 14 floors for parking, commerce, services and housing.

The property is in the configuration of the previous tenant, who developed the activity of Health Club and is integrated in Lot 1, occupying floors -3 and -4, where it functions as a commercial/service area and 100 parking spaces and storage spaces on floors -5 to -7.

The commercial/services area of the property is distributed over two floors and consists of areas for leisure, physical and sports activities, such as: gym, bar, swimming pool, jacuzzi, sauna, changing rooms and complementary activities (infirmary, various offices and lockers).

The surrounding environment is characterised by its proximity to the Hospital da Luz, inserted in the Urbanization of Forca-Vouga. It is a noble area, in one of the main entrances to the city of Aveiro, mostly with multi-family housing, commerce and relevant services, such as the Citizen's Shop and the Commercial Registry Office of Aveiro.

Good road access and reasonably served by public transport, next to the N109 and 1.5km from the A25, close to the Train Station and the Aveiro Bus Terminal.

The value of VAT is added to the indicated price.

Energy Rating: C



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## Common

Finished sq. ft.: 4204.1 sq m

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/PTTB-T1989/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PTTB-T1989/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: LANE\_7464\_V

