



Building to Rehabilitate in the Riverside Zone of Porto



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 833,629.77

Location

Country: Portugal
State/Region/Province: Porto
City: Porto
ZIP code: 4050-209
Posted: Nov 13, 2025

Description:

Building to rehabilitate in a privileged location, a few meters from the Douro River and the main cultural attractions of the city.

Inserted in one of the areas with the highest real estate appreciation in Portugal, the property consists of four floors and a patio, with high potential for conversion into luxury apartments, medium-term accommodation or permanent residence, benefiting from the strong demand from residents and tourists.

The building had an architectural and speciality project approved in 2019, easily recoverable, allowing its constructive potential to be assessed.

Current Building:

Building with basement, ground floor, 1st and 2nd floors, with the following characteristics:

Total land area: 74.28 m²

Building implantation area: 66.68 m²

Total gross private area: 250 m²

Land area of the fractions: 7.6 m²

Construction Potential:

Total construction area: 342.5 m² (of which 116.85 m² refers to the extension)

Construction Index: 4.4



Build volume: 785 m³
Implantation area: 62.4 m²
Waterproofing area: 74.28 m²
Waterproofing index: 100%

Number of floors:
Below threshold level: 1
Above threshold level: 5
Height: 12.6 m
Total number of dwellings: 4

Get in touch and get more information!

Energy Rating: C

#ref:PRESM001

Condition:	Must be reformed
Built:	1949

Common

Finished sq. ft.:	250.04 sq m
Lot Size:	74.28 sq m

Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/THPZ-T10536/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
--------------	---

Contact information

IMLIX ID:	PRESM001
-----------	----------

