



## listing



### 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 460,355.84

#### Location

Country: Portugal  
 State/Region/Province: Aveiro  
 City: Aveiro  
 Posted: Jan 21, 2026

#### Description:

Investment Opportunity in Aveiro | High-Potential Redevelopment Project

Excellent opportunity for investors and property developers, located in Monte do Paço, Esgueira – just 5 km from the centre of Aveiro, in an urban area with strong residential and business demand.

The property consists of a detached building with 520 m<sup>2</sup> of built area, set on a fully walled urban plot of 2,145 m<sup>2</sup>, with an excellent frontage, good access and ample parking space.

Redevelopment Potential – the key differentiator

The building’s layout and location make it ideal for redevelopment projects, namely:

Conversion of the existing building into up to 4 apartments

Mixed-use project with a restaurant or commercial space on the ground floor and rooms/apartments on the upper floor

A highly sought-after solution for accommodation of technicians and specialised professionals working in nearby industrial units such as Renault, Bosch and surrounding companies



There have already been concrete expressions of interest for this type of use.

This type of asset currently shows high demand, high occupancy rates and excellent profitability.

Land with additional development potential

The plot has sufficient area and frontage to allow, subject to project approval and urban planning regulations:

Construction of houses

Complementary development alongside the existing building

Strategic location

Consolidated urban area

5 km from the centre of Aveiro

Good road access

Close to industrial hubs, services and commerce

Strong demand for residential and professional rental

Additional advantage

The property benefits from a licence for restaurant, beverages and entertainment, representing added value for those wishing to develop a project in this sector, without excluding other redevelopment possibilities.

A versatile asset with a future

This property stands out for its location, land size, flexibility of use and appreciation potential, making it an excellent opportunity for:

Property investment

Residential rental



Mixed-use project (residential + commercial)

Restaurant, events or leisure

For more information or to schedule a visit, please get in touch.

As an independent consultant with the iad Portugal network, I support the entire process with rigour, transparency and security, working with technical and legal partners whenever necessary.

#ref: 127202

### **Common**

|                   |           |
|-------------------|-----------|
| Bathrooms:        | 4         |
| Finished sq. ft.: | 520 sq m  |
| Lot Size:         | 2145 sq m |

### **Lease terms**

Date Available:

### **Additional information**

|              |                                                                                                                                                                                                                               |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Website URL: | <a href="http://www.arkadia.com/ZAZY-T104539/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/ZAZY-T104539/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a> |
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### **Contact information**

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| IMLIX ID: | 127202 |
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