



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 953,019.93

Location

Country: Portugal
 State/Region/Province: Porto
 City: Porto
 Posted: Feb 22, 2026

Description:

Real Estate Investment Opportunity in Porto – Approved Project with Construction Permit

Property located on Rua do Tenente Valadim, in Porto, situated in a well-established urban area with clear appreciation potential. It is just a 3-minute walk from the Francos Metro Station, while also benefiting from excellent road access.

The surrounding area is primarily residential, reinforced by the proximity to the recently developed Porto Office Park (POP), significantly boosting demand for housing and services. Additionally, ongoing development of large-scale office and coworking projects in the vicinity further consolidates the area's attractiveness for medium- and long-term real estate investment.

General Features of the Existing Building

Comprises a two-storey administrative building facing Rua do Tenente Valadim, a two-storey industrial warehouse within the plot, and a garage entrance from Rua do Sargento Abílio. The construction has two frontages, enhancing the project's value and expanding access and distribution options.

The building currently requires major rehabilitation works.

Existing Area: Approx. 900 m²

Plot Area / Footprint: 517 m²

General Features of the Approved Project

The approved project foresees a change of use, modification, and expansion of the existing building, with a permit for six independent units, distributed between residential and service uses – including short-term



rental units (Alojamento Local) – allowing a mixed exploitation strategy (sale or rental), tailored to the current dynamics of the Porto market.

Total Approved Construction Area: 1,073 m²

Gross Construction Area: 993 m²

Footprint Area: 427 m²

Unit Details:

Unit A: Three-storey T4 house with garage, courtyard, balconies, and terraces, with the possibility of closing part of the house as a T1 for rental. 216 m² Gross Private Area.

Unit B: T1+1 apartment with courtyard. 84 m² Gross Private Area.

Unit C: Duplex T3 apartment with balconies and terraces. 151 m² Gross Private Area.

Unit D: Duplex T1 apartment. 82 m² Gross Private Area.

Unit E: Short-term rental service unit with 6 en-suite bedrooms. 195 m² Gross Private Area + Attic.

Unit F: Short-term rental service unit with 6 en-suite bedrooms. 195 m² Gross Private Area + Attic.

This property is aimed at real estate investors and developers seeking a project with reduced risk, accelerated execution and revenue timelines, and high appreciation potential in one of the city's most sought-after areas.

It also benefits from tax incentives for rehabilitation, making this investment even more attractive.

It is equally ideal for those looking for a building to rehabilitate for services, industry, or warehousing, maintaining its original and current function, while taking advantage of a strategic location with proximity to the metro and good road access. The functional vocation of the area, combined with recent nearby real estate projects under development, consistently reinforces the property's appreciation potential and suitability for business and logistics uses.

Distances to Key Points:

Located at the entrance to Porto, just a few meters from the Rotunda de Francos and with access to VCI and A28.

Francos Metro Station – 3-minute walk

Porto Office Park – 1-minute walk

Rotunda da Boavista – 12-minute walk

Rua da Boavista – 8-minute walk

Campus of Campo Alegre Faculties – 20-minute walk

Porto City Centre (Aliados) – 15 minutes by car

Airport – 10 minutes by car

For more information, consultation of the approved project, or to schedule a visit, please contact us and discover how to turn this asset into a solid and profitable investment opportunity.

#ref: 156695

Common

Finished sq. ft.: 993 sq m

Lot Size: 517 sq m

Lease terms

Date Available:



Additional information

Website URL:

http://www.arkadia.com/ZAZY-T105333/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

156695

