



Building to be Refurbished in the Historic Centre of Vila Nova de Gaia



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 692,125

Location

Country:	Portugal
State/Region/Province:	Porto
City:	Vila Nova de Gaia
ZIP code:	4400-070
Posted:	Jul 22, 2026

Description:

An excellent investment opportunity on Rua Cândido dos Reis, in Vila Nova de Gaia.

A building in need of complete renovation, situated in one of the most sought-after areas of Gaia's historic centre, a mere 2-minute walk from the Douro riverfront, benefiting from a prime location close to shops, services, restaurants, public transport and key tourist attractions.

The property is situated in a mixed-use area and therefore offers enormous potential for residential development, short-stay accommodation, a tourist facility or an urban regeneration project, against a backdrop of strong residential and tourist demand.

Property details:

- Total plot area: 116 m²
- Building footprint: 106 m²
- Gross floor area: 318 m²
- Gross private area: 318 m²

Spread over several floors, the building retains architectural features characteristic of the period, including a traditional façade, balconies and large windows, offering an excellent basis for a property enhancement project.



Location and Surroundings:

- City centre
- Historic district of Vila Nova de Gaia
- 2 minutes from the River Douro
- Public transport nearby
- Shops and services
- Restaurants and leisure facilities
- Easy access to the Dom Luís I Bridge and Porto

A unique opportunity for investors and developers seeking a property with high potential for returns in one of the most iconic locations in the Porto Metropolitan Area.

Energy Rating: E

#ref:SAV16405

Condition: Must be reformed

Common

Finished sq. ft.: 137.15 sq m

Lot Size: 116 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/GVJU-T3676/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: SAV16405

