



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 983,953.31

Location

Country: Portugal
State/Region/Province: Porto
City: Maia
Posted: Aug 16, 2026

Description:

Unique Opportunity: Mixed-Use Building with Commercial Space, Residential Unit, and High Rental Potential

Looking for the ideal space to combine your home with your business, or for a real estate investment with excellent returns? This 3-storey mixed-use building offers unparalleled versatility, generous areas, and solid construction.

GROUND FLOOR & BASEMENT | Spacious & Functional Commercial Space

Shop / Commercial Space (260 m²): Excellent glass storefront ensuring impressive visibility and natural light. Suitable for any type of business.

Basement / Warehouse (260 m²): Ample space for storage or private garage with capacity for several vehicles.

Amenities: Equipped with sanitary facilities on both floors.

Private Outdoor Area: Exterior space at the front of the building, exclusive to the property, ideal for customer parking, loading and unloading.

Investment Potential: The commercial space and basement offer significant potential for conversion into small studios/apartments (subject to approval), while maintaining the basement for private parking and maximizing your rental yield!



FIRST FLOOR & ATTIC | Spacious Luxury Residence

A home with excellent layout that perfectly separates the social area from the private area, distinguished by quality finishes and beautifully worked mosaic flooring.

Social Area & Entrance

- Entrance Hall: Welcoming, with a dedicated office (ideal for remote work) or usable as a bedroom, with a guest bathroom.
- Living and Dining Room: Spacious and very bright, with fireplace and access to a balcony. Layout designed to create two distinct environments with complete comfort.
- Kitchen & Panoramic Marquee: Fully equipped kitchen with access to a large marquee balcony featuring a barbecue. Large windows ensure plenty of natural light, complete privacy, and an airy space for gatherings — the perfect substitute for an outdoor garden, without maintenance requirements!

Private Area

- 3 spacious and comfortable suites with wardrobes.
- 1 additional bedroom.
- 1 full guest bathroom.

Multi-Purpose Attic (120 m²)

- Ample area with natural light and its own bathroom.
- Perfect space to create a games room, gym, creative studio, or a more private work office.

Property Assets Summary:

- Commercial Area & Warehouse: 520 m² (260 m² ground floor + 260 m² basement with WCs)
- Residential Area: 380 m² (260 m² first floor + 120 m² attic)
- Layout: 4-bedroom + Office + Attic (3 suites + 2 guest bathrooms + attic bathroom)
- Parking: Basement + private outdoor area at the front

A rare opportunity on the market that justifies every square metre through its appreciation potential and versatility of use.

Schedule your visit and discover the full potential of this property.

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Common

Finished sq. ft.: 520 sq m



Lot Size: 354 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/ZAZY-T109610/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 981586

