



## House with approved project for luxury 4 bedrooms, in Foz Velha, with garage for 2 cars



### Informações do Revendedor

Name:	Rui Dias
Nome da Empresa:	ComprarCasa Porto
País:	Portugal
Experience since:	
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments
Telephone:	
Languages:	English, Portuguese
Website:	<a href="https://www.comprarcas.a.pt/portoparanhos">https://www.comprarcas.a.pt/portoparanhos</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 575,000

### Localização

Country:	Portugal
State/Region/Province:	Porto
Cidade:	Porto
Adicionado:	18/03/2026

### Informação adicional:

Located in the prestigious area of Foz Velha, we have a house for reconstruction with an approved project, standing out for the possibility of building a luxury villa with 4 fronts, with 257 m<sup>2</sup> of construction area and a license already issued for rehabilitation and expansion.

The sale value is for the existing property, with the possibility of selling the property turnkey for 1,290,000.

### Project characteristics:

- 4 bedroom villa (4 suites)
- 4 fronts
- Building area: 257 m<sup>2</sup>
- Spread over 4 floors: basement, ground floor, 1st and 2nd floor
- Garage for 2 cars with automatic gate
- Elevator
- Air conditioning in all rooms
- Double glazing with electric shutters



Mechanical ventilation  
Solar panels and thermal heating  
Alarm system and video intercom  
Security door  
Outdoor space with patio and garden  
Rehabilitation and expansion project  
Location: Foz Velha  
Consolidated historic area

## Distribution by floors:

### Basement:

Laundry linen  
Technical area  
Storage  
Wine cellar  
Service toilet  
Distribution hall

### Ground floor:

Entrance hall  
Kitchen  
Living and dining room  
Service toilet  
Access stairs to the basement and the 1st floor  
Outdoor patio  
Landscaped space

### 1st Floor:

Bedroom hall  
2 bedroom suite  
Access stairs to the upper floor

### 2nd Floor:

Distribution hall  
2 bedrooms suite, one of them with closet

The possibility of building a luxury villa with these characteristics in one of the most exclusive areas of Porto is an increasingly rare opportunity. This project brings together location, historical setting and potential for enhancement, allowing the creation of a differentiating residence, adjusted to high standards of comfort and demand.

## Location

Inserted in a historic and picturesque area, a few minutes from the beaches of Foz and close to shops,



restaurants, services and main access. Foz Velha is recognized for its unique identity, proximity to the sea and quality of life, being one of the most valued areas of the city of Porto.

For more information about this property or project and to know all the details of the opportunity, please contact us. We are available to accompany you throughout the process.

Buy House Porto Paranhos  
"Where Stories End Well."

## Mission

Our mission is to provide a high quality service, security and transparency in the real estate area, with our client as our main asset. It is intended to be with people, to help make their dreams come true, having our time and tools. We work as a team to achieve the goals of each client, we share information and we are constantly innovating. We collaborate internally and externally in order to achieve the best results.

## Values

The quality of our services is directly linked to the transparency and commitment we place in each person. We are available for His success. We dedicate our time to creating bonds and relationships of trust. This is our DNA.

Want to buy, sell, rent or invest in a property in Porto, Portugal? Contact us!  
We work with the national and international market.

APEMIP: 6412 AMI: 21325

## Office Hours:

Monday to Friday 9:30 am to 7 pm Saturday 10 am to 1 pm

#ComprarCasa #Porto #Paranhos #Portugal  
- REF: 395/M/00332

Novo: Não  
Condição: Must be reformed

## Comum

Quartos de dormir: 4  
Banheiro: 6  
Pés quadrados acabados: 257 m<sup>2</sup>  
Tamanho do lote: 110 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: 395/M/00332



IMLIX

**Mercado Imobiliário IMLIX**

<https://www.imlix.com/pt/>

---

