



## Office next to Trindade Station, with potential for conversion into housing.



### Информация об агенте

|                    |                                                                                                 |
|--------------------|-------------------------------------------------------------------------------------------------|
| Название:          | Rui Dias                                                                                        |
| Название компании: | Comprarcasa Porto                                                                               |
| Страна:            | Португалия                                                                                      |
| Experience since:  |                                                                                                 |
| Тип услуг:         | Selling a Property                                                                              |
| Specialties:       |                                                                                                 |
| Property Type:     | Apartments                                                                                      |
| Телефон:           |                                                                                                 |
| Languages:         | English, Portuguese                                                                             |
| Веб-сайт:          | <a href="https://www.comprarcasa.pt/portoparanhos">https://www.comprarcasa.pt/portoparanhos</a> |

### Детали объявления

|               |                |
|---------------|----------------|
| Недвижимость: | На продажу     |
| Цена:         | USD 262,019.54 |

### Местоположение

|            |            |
|------------|------------|
| Страна:    | Португалия |
| Область:   | Porto      |
| Город:     | Порту      |
| Добавлено: | 06.08.2025 |

#### Описание:

Office located a few meters from Trindade Station, the main hub of the Porto Metro, with direct connection to the Airport (Line E) and easy access to the entire city. Located in one of the most sought-after areas of downtown Porto, it is surrounded by emblematic points such as Avenida dos Aliados, Rua de Santa Catarina, Torre dos Clérigos and Mercado do Bolhão.

The area is highly valued for real estate investment, with a strong presence of tourism and local accommodation. Currently allocated to services, the space is ready to be used as an office, being an excellent option for areas such as accounting, law, consulting or any other professional activity that benefits from a central location, with good visibility and excellent access.

At the same time, it is feasible for conversion into housing under Decreto-Lei No. 10 2024 (Simplex Urbanístico Law). In the building itself there are already converted fractions, which reinforces the attractiveness of this operation.

#### Key features:

- Service-assigned office, ready to use
- Premium location, next to Trindade Station



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- Strong presence of commerce, tourism and AL in the area
  - Potential for conversion into housing via "Simplex Urbanístico Law"
  - Ideal for accounting, law or consulting firms
  - Areas with housing rents higher than those of services
  - Building with fractions already converted
  - Excellent investment and appreciation opportunity

Versatile solution for those looking for a space in the heart of the city, either to develop their professional activity or to convert into an apartment with strong rental demand.

#### Location:

Historic center of Porto, a few steps from Trindade, Aliados, Rua de Santa Catarina and several tourist and cultural attractions in the city. Direct access to the metro and the airport.

Schedule your visit now and discover the potential of this unique property in the center of Porto.

ComprarCasa 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

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Новый: нет

#### Общие

|                 |         |
|-----------------|---------|
| Ванные комнаты: | 1       |
| Готовые кв.м.:  | 50 кв м |



# IMLIX

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

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## Lease terms

Date Available:

## Contact information

IMLIX ID:

395/N/00283

