



## Building to Rehabilitate in the Riverside Zone of Porto



### Emlakçı Bilgisi

|             |                                                                                                  |
|-------------|--------------------------------------------------------------------------------------------------|
| İsim:       | ArKadia                                                                                          |
| Şirket Adı: |                                                                                                  |
| Ülke:       | United Kingdom                                                                                   |
| Telefon:    |                                                                                                  |
| Languages:  | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### İlan Detayları

|            |                |
|------------|----------------|
| İçin mülk: | Satılık        |
| Fiyat:     | USD 833,629.77 |

### Konum

|                      |            |
|----------------------|------------|
| Ülke:                | Portugal   |
| Eyalet/Bölge/ Şehir: | Porto      |
| Şehir/İlçe:          | Porto      |
| Posta kodu:          | 4050-209   |
| Yayınlandı:          | 13.11.2025 |

### Açıklama:

Building to rehabilitate in a privileged location, a few meters from the Douro River and the main cultural attractions of the city.

Inserted in one of the areas with the highest real estate appreciation in Portugal, the property consists of four floors and a patio, with high potential for conversion into luxury apartments, medium-term accommodation or permanent residence, benefiting from the strong demand from residents and tourists.

The building had an architectural and speciality project approved in 2019, easily recoverable, allowing its constructive potential to be assessed.

### Current Building:

Building with basement, ground floor, 1st and 2nd floors, with the following characteristics:

Total land area: 74.28 m<sup>2</sup>

Building implantation area: 66.68 m<sup>2</sup>

Total gross private area: 250 m<sup>2</sup>

Land area of the fractions: 7.6 m<sup>2</sup>

### Construction Potential:

Total construction area: 342.5 m<sup>2</sup> (of which 116.85 m<sup>2</sup> refers to the extension)

Construction Index: 4.4

Build volume: 785 m<sup>3</sup>



# IMLIX

IMLIX Gayrimenkul Pazarı  
<https://www.imlix.com/tr/>

Implantation area: 62.4 m<sup>2</sup>  
Waterproofing area: 74.28 m<sup>2</sup>  
Waterproofing index: 100%

Number of floors:  
Below threshold level: 1  
Above threshold level: 5  
Height: 12.6 m  
Total number of dwellings: 4

Get in touch and get more information!

Energy Rating: C

#ref:PRESM001

Durum: Must be reformed  
Yıl: 1949

## Genel Bilgiler

Bitmiş metrekare: 250.04 m<sup>2</sup>  
Arazi Büyüklüğü: 74.28 m<sup>2</sup>

## Lease terms

Date Available:

## Ek Bilgiler

Web Sitesi URL'si: [http://www.arkadia.com/THPZ-T10536/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/THPZ-T10536/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: PRESM001

