



Ateliê T4 em Águas Santas de 400 m²



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 1,533,178.19

Konum

Ülke:	Portugal
Eyalet/Bölge/ Şehir:	Porto
Şehir/İlçe:	Maia
Posta kodu:	4425-140
Yayınlandı:	04.12.2025

Açıklama:

LAND WITH CONSTRUCTION POTENTIAL IN ÁGUAS SANTAS - MAIA - PORTO.

We present a rare opportunity in the municipality of Maia. This hybrid property is the ideal solution for investors seeking security, immediate returns, and strong urban value appreciation.

INVESTMENT HIGHLIGHTS:

CURRENT INCOME (€1,300/MONTH):

Generated by 4 already rented houses + 1 café with active lease agreements. Guaranteed cash flow from day one.

LAND WITH DEVELOPMENT POTENTIAL:

Large, flat urban plot with a technical study indicating feasibility for new construction. A strategic expansion opportunity within the municipality of Maia.

MAIN UNIT (Vacant):

4-bedroom villa (approx. 373 sqm) in excellent condition. Ready for immediate occupancy or rental with an estimated market value of €1,500/month. Including the additional units, the total potential income



reaches €2,800/month, ensuring excellent immediate cash flow.

LOCATION & CONNECTIVITY:

Located in the heart of Águas Santas, with direct access to the A4 motorway and just 15 minutes from Francisco Sá Carneiro Airport.

LEGAL FLEXIBILITY (2 PROPERTY TITLES):

Composed of two independent units (Commercial and Residential/Land), enabling flexible asset management and future financing or resale strategies.

PROPERTY FEATURES:

Main house with traditional kitchen and games room
Exceptional urban land of लगभग 1 hectare (9,741 m²)
Property in the stage of legal regularization to ensure full compliance between physical reality and official records

WHY THIS ASSET?

This property solves the classic dilemma between living and investing. It allows you to reside in a premium home while the remaining units generate income, or fully monetize the asset while developing the land according to the available technical study.

ADDITIONAL INFORMATION:

Detailed technical study available upon request
Virtual tours available upon request
Access to rented units by prior appointment only

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Yıl: 1969

Genel Bilgiler

Yatak odası: 4
Banyo: 3
Bitmiş metrekare: 400 m²
Arazi Büyüklüğü: 9741 m²

Room details

Total rooms: 19



IMLIX

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

Building details

Number of Garages: 1

Lease terms

Date Available:

Ek Bilgiler

Web Sitesi URL'si: http://www.arkadia.com/ZAZY-T103761/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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