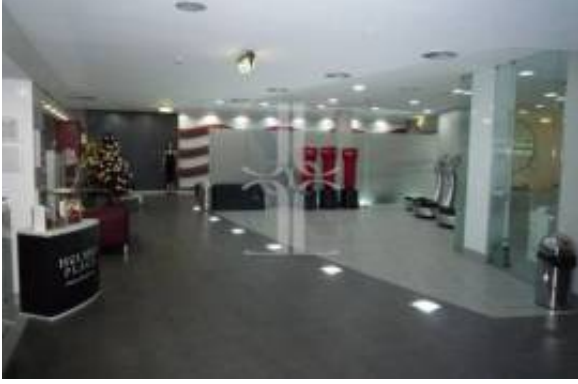




## Commercial/service unit for sale in the Mirador Building, in Aveiro



### 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 5,280,696.42

### Konum

Ülke:	Portugal
Eyalet/Bölge/ Şehir:	Aveiro
Şehir/İlçe:	Aveiro
Yayınlandı:	02.04.2026

### Açıklama:

Located in Aveiro.

This unit, with a total gross area of 4,204.10 m<sup>2</sup>, represents a unique opportunity in the Mirador Building, located in Aveiro, a development comprising 14 floors of parking, commercial, service, and residential spaces. Located in Lot 1, the unit occupies floors -3 and -4, offering a large area for commercial and service activities, as well as 100 parking spaces, with storage distributed across floors -5 to -7.

Previously adapted as a health club, the unit features a spacious and functional layout, with areas designed for leisure, sports, and wellness activities. The infrastructure includes a gym, swimming pool, jacuzzi, sauna, changing rooms, bar, and several support rooms such as a medical office, offices, and lockers. The two-floor layout allows for an organized and flexible flow, easily adaptable to various commercial or service uses.

The Mirador Building is located at one of the main entrances to Aveiro, in the Forca-Vouga urban area, standing out for its proximity to essential services such as the Hospital da Luz, the Loja do Cidadão, and the Commercial Registry Office. The surrounding area consists of multi-family buildings with commercial and service establishments on the ground floor, creating an urban and convenient environment for visitors and clients.

The location also benefits from excellent road access, with proximity to the N109 and just 1.5 km from the A25, as well as easy access to the Aveiro Train Station and Bus Terminal, ensuring excellent connectivity and accessibility.



This unit in the Mirador Building represents a strategic opportunity for commercial and service investments, offering a complete and versatile infrastructure in the heart of Aveiro.

## Property Features:

Total Gross Area: 4,204.10 m<sup>2</sup>  
Private Gross Area: 3,018.25 m<sup>2</sup>  
Dependent Gross Area: 1,185.85 m<sup>2</sup>  
Includes: 100 parking spaces

## Genel Bilgiler

Arazi Büyüklüğü: 1915 m<sup>2</sup>

## Lease terms

Date Available:

## Ek Bilgiler

Web Sitesi URL'si: [http://www.arkadia.com/RFZF-T36/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/RFZF-T36/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 595204

