



# IMLIX

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## Luxury T3 Bed River Front Apartment For Sale In Porto City Portugal



### Emlakçı Bilgisi

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| İsim:             | Niall Madden                                                                  |
| Şirket Adı:       | Esales Property Limited                                                       |
| Ülke:             | United Kingdom                                                                |
| Experience since: | 2002                                                                          |
| Hizmet tipi:      | Selling a Property                                                            |
| Specialties:      |                                                                               |
| Property Type:    | Apartments                                                                    |
| Telefon:          |                                                                               |
| Languages:        | English                                                                       |
| Web sitesi:       | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### İlan Detayları

|            |                  |
|------------|------------------|
| İçin mülk: | Satılık          |
| Fiyat:     | USD 1,097,686.03 |

### Konum

|                      |            |
|----------------------|------------|
| Ülke:                | Portugal   |
| Eyalet/Bölge/ Şehir: | Porto      |
| Şehir/İlçe:          | Porto      |
| Posta kodu:          | 4150-603   |
| Yayınlandı:          | 14.07.2026 |

Açıklama:

Luxury T3 Bed River Front Apartment For Sale In Porto City Portugal

Esales Property ID: es5555091

Rua de Dom Pedro  
Porto  
Porto  
4150-603  
Portugal

Luxury T3 Riverfront Residence — 5º Porto, Porto, Portugal

Modern luxury on the Douro, perfectly placed between the historic city and Foz

Asking Price: €950,000 — property only; furniture available by separate negotiation

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## Introduction: A Rare Urban Masterpiece

Opportunities to secure a contemporary, high-end residence in one of Porto's most exclusive residential enclaves are exceedingly rare. This exceptional three-bedroom (T3) apartment is located within 5º Porto (also marketed and known locally as V Porto), a benchmark development that has redefined luxury riverfront living in northern Portugal.

Conceived by the visionary and acclaimed architect Arnaldo Brito and brought to life by the prestigious developer Avenue, the project has been executed to an uncompromising luxury standard. Every element of the building's design speaks to architectural excellence, blending sleek modern aesthetics with functional, high-end comfort.

Situated prominently on Rua de Dom Pedro V, the development occupies a prime, established neighborhood that is highly coveted by locals and international buyers alike. This green, tranquil riverfront strip sits exactly between the sophisticated coastal enclave of Foz do Douro and Porto's vibrant, historic city centre. Because modern developments of this monumental calibre are genuinely scarce along this protected stretch of the river, this property represents one of the very few turnkey luxury homes available on the market today. It offers an elite lifestyle choice for discerning homeowners or a blue-chip asset for sophisticated property investors.

## A Home with an Inspiring View

From the elevated vantage point of the fourth floor, the residence frames the very best visual landscapes that Porto has to offer. Wake up every morning to a captivating corridor view of the Douro River, where the changing light reflects off the water throughout the day. Complementing this marine vista is an elegant, angled view across the historic city skyline, showcasing the timeless terracotta rooftops and rolling hillsides that define the city's character.

These views are beautifully integrated into the daily living experience. Floor-to-ceiling glass doors frame the scenery like a living canvas from the primary living spaces, leading out seamlessly to a large, private balcony. It is the ultimate backdrop for morning espressos, quiet reading, or sophisticated evening entertaining as the city lights begin to twinkle.

## The Perfect Urban Connection

Everyday life at 5º Porto is defined by effortless convenience. The property boasts a Walk Score that puts the absolute best of the city right on your doorstep, balanced perfectly with quick transit times to regional hubs:

\*

4 minutes' walk to the scenic Douro riverfront boardwalk — ideal for morning jogs or sunset strolls.

\*



5 minutes' walk to the nearest well-stocked supermarket for daily essentials.

\*

5 minutes' walk to a diverse selection of local bars, cafes, and artisanal restaurants.

\*

12 minutes' walk to the future metro station at Praça da Galiza, promising future capital appreciation and enhanced transit.

\*

9 minutes' drive to the crashing waves and golden sands of the Atlantic Ocean.

\*

12 minutes' drive to the beating heart of Porto's historic city centre.

\*

20 minutes' drive to Francisco Sa Carneiro International Airport (OPO), facilitating effortless global travel.

## Inside the Residence: Sophisticated Spatial Design

Spanning an impressive internal floor area of 127.40 m<sup>2</sup> and a private gross area of 153.47 m<sup>2</sup> (which excludes the balcony, a large basement storeroom, and two dedicated parking spaces), the apartment's layout maximizes natural light, privacy, and social flow.

Note on Living Space: The 153.47 m<sup>2</sup> private gross area accounts for the property's structure including internal walls and partitions. The 127.40 m<sup>2</sup> internal floor area represents the net usable area across the rooms, while the spacious 18.56 m<sup>2</sup> balcony sits completely outside of this footprint.

## Living & Dining Experience

The heart of the home is a generous -44 m<sup>2</sup> open-plan living and dining room. Flooded with sunlight, this expansive room serves as the central hub for relaxation and socializing. It transitions smoothly onto the large -18.56 m<sup>2</sup> private balcony, creating an indoor-outdoor living experience that is highly prized in Portugal's mild climate.

## Culinary Excellence

Adjoining the living area is a state-of-the-art, fully fitted open-plan kitchen (-10.5 m<sup>2</sup>). Equipped with a



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premium central island and top-of-the-line integrated appliances, it caters perfectly to gourmet cooking. To maintain the clean lines of the home, a separate laundry and utility room is located just off the kitchen, keeping day-to-day household chores and appliances completely out of sight.

## Private Sanctuaries

The sleeping quarters are designed with ultimate privacy in mind. Each of the three spacious bedrooms features its own private en-suite bathroom.

\*

The Master Suite (-21.9 m2): A grandly proportioned sanctuary that comfortably accommodates a king-size bed, including a private dressing chamber (antechamber) and its own luxury en-suite bathroom.

\*

The Second Bedroom (-12.85 m2): A beautifully appointed space designed for premium comfort, supplemented by an additional 3.49 m2 private en-suite bathroom.

\*

The Third Bedroom (-12 m2): A distinct and private room layout, supplemented by an additional 3.38 m2 for its dedicated en-suite bathroom.

A separate guest powder room is positioned near the entrance foyer, bringing the total bathroom count to four and ensuring complete privacy for the residential quarters when hosting guests.

## Premium Materiality & Turnkey Elegance

The interior finishes are uniformly excellent. Underfoot, engineered oak flooring provides natural warmth, complemented beautifully by lacquered built-in wardrobes and premium marble-finished bathrooms. The apartment is currently presented fully furnished to an exceptional interior design standard. While the base asking price reflects the property only, the high-end loose furniture and bespoke furnishings are available by separate negotiation, allowing a buyer to acquire this property as a fully turnkey, ready-to-live home.

## World-Class Resident Amenities

5º Porto was intentionally conceived as a self-contained 'urban living' ecosystem. Residents enjoy access to an array of private, shared facilities that easily rival those of an exclusive private club:

\*

Gymnasium: A fully equipped, state-of-the-art fitness center that eliminates the need for an outside gym membership.



\*

Padel Court: A dedicated outdoor sports court for residents to enjoy one of Europe's fastest-growing racket sports.

\*

Children's Playground: A safe, beautifully designed outdoor space for young families to play and interact.

\*

Herb & Vegetable Gardens: Dedicated community garden plots allowing residents to cultivate their own fresh produce and herbs right in the middle of the city.

## Advanced Energy & Sustainability

Built with the future in mind, the residence boasts an exemplary Energy Performance Rating of A — the highest possible standard for energy efficiency. This is achieved through cutting-edge engineering choices, including high-specification thermal-break aluminium windows, advanced double glazing, and adjustable solar shading that controls solar gain throughout the seasons. Furthermore, a solar-powered hot water system harnesses Portugal's abundant sunshine, keeping environmental impact and running costs remarkably low while maintaining uncompromised domestic comfort.

## A Secured, Turnkey Investment

For investors or forward-thinking buyers, this property represents a flawless asset. The apartment is currently let to an excellent tenant and presented fully furnished, generating an immediate, reliable stream of income with a attractive gross rental yield of approximately 4.67% against the asking price.

With the current tenancy agreement securely running until 28 January 2028, a new owner will enjoy guaranteed, hands-off income from day one, with all deeds completely finalized and ready for a smooth transfer. Whether you are looking for an immediate addition to a luxury property portfolio or securing a future primary residence while a tenant covers the holding costs, this is an effortless, secure acquisition in Porto's fast-appreciating luxury real estate market.

## At a Glance

### Property Attribute Specification Details

Type T3 — 3 Bedrooms (All En-Suite) + 1 Guest Powder Room

Floor 4th Floor

Living / Dining Room -44 m2 Open-Plan layout with direct Balcony access

Private Balcony -18.56 m2 with River and City views

Internal Net Area 127.40 m2 (Net usable room area)

Private Gross Area 154 m2 / 153.47 m2 (Excludes balcony, parking, and storage)



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Parking Facilities 2 Dedicated secure basement parking spaces  
Storage Facilities 1 Large private basement storage room  
Tenancy Status Let at €3,700/month until Jan 28, 2028 (-4.67% gross yield)  
Furnishings Currently furnished; furniture package available via negotiation  
Energy Rating Grade A (Maximum efficiency, solar hot water system)  
Exclusive Amenities Private Gym, Padel Court, Playground, Community Gardens  
Asking Price €950,000 (Furniture negotiable separately)

## ABOUT THE AREA

Porto, the second-largest city in Portugal, is a captivating coastal destination situated along the Douro River estuary in the northern part of the country. Boasting a rich history that dates back to the Roman Empire, it is celebrated as the historic heart that gave Portugal its very name. The city presents a striking blend of ancient charm and modern vitality, rising steeply from the riverbanks in a cascade of earthy-toned buildings and terracotta rooftops.

The heart of the city, known as the Ribeira district, was designated a UNESCO World Heritage Site in 1996. Winding down its narrow, cobbled alleyways reveals architectural gems covered in the city's signature azulejos—vibrant blue-and-white ceramic tiles that depict grand historical narratives. Spanning the river are iconic structural masterpieces like the Dom Luis I Bridge, which seamlessly connects Porto to Vila Nova de Gaia, the hub of the region's world-renowned Port wine cellars.

Beyond its visual appeal, Porto is a soulful cultural and culinary playground. Visitors can indulge in unique local delicacies like the traditional Tripas a moda do Porto or the hearty Francesinha sandwich, while exploring a flourishing scene of contemporary restaurants. The city's atmosphere is heavily shaped by its maritime heritage, a bustling student population, and an authentic, beautifully worn aesthetic that captures the imagination of travelers.

For those traveling by air, the nearest airport is Francisco Sa Carneiro Airport (OPO), commonly referred to simply as Porto Airport. Located approximately 11 kilometers (about 6.8 miles) northwest of the city center, it is the second-busiest international airport in Portugal. It offers seamless transit directly into the city via Line E (Violet) of the Porto Metro network.

## MAiN FEATURES:

- \* 154m2 of living space
- \* 3 Bedrooms
- \* 4 Bathrooms
- \* Stunning Views
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Portugal
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com



# IMLIX

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Contact us today to buy or sell property in Portugal fast online

Tenanted: Evet

## Genel Bilgiler

Yatak odası: 3  
Banyo: 4  
Bitmiş metrekare: 154 m2  
Arazi Büyüklüğü: 154 m2

## Rental details

Furnished: Evet

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.708.602

