



## listing



### 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 983,953.31 |

### Konum

|                      |            |
|----------------------|------------|
| Ülke:                | Portugal   |
| Eyalet/Bölge/ Şehir: | Porto      |
| Şehir/İlçe:          | Maia       |
| Yayınlandı:          | 16.08.2026 |

### Açıklama:

Unique Opportunity: Mixed-Use Building with Commercial Space, Residential Unit, and High Rental Potential

Looking for the ideal space to combine your home with your business, or for a real estate investment with excellent returns? This 3-storey mixed-use building offers unparalleled versatility, generous areas, and solid construction.

### GROUND FLOOR & BASEMENT | Spacious & Functional Commercial Space

Shop / Commercial Space (260 m<sup>2</sup>): Excellent glass storefront ensuring impressive visibility and natural light. Suitable for any type of business.

Basement / Warehouse (260 m<sup>2</sup>): Ample space for storage or private garage with capacity for several vehicles.

Amenities: Equipped with sanitary facilities on both floors.

Private Outdoor Area: Exterior space at the front of the building, exclusive to the property, ideal for customer parking, loading and unloading.

Investment Potential: The commercial space and basement offer significant potential for conversion into small studios/apartments (subject to approval), while maintaining the basement for private parking and maximizing your rental yield!

### FIRST FLOOR & ATTIC | Spacious Luxury Residence



A home with excellent layout that perfectly separates the social area from the private area, distinguished by quality finishes and beautifully worked mosaic flooring.

## Social Area & Entrance

- Entrance Hall: Welcoming, with a dedicated office (ideal for remote work) or usable as a bedroom, with a guest bathroom.
- Living and Dining Room: Spacious and very bright, with fireplace and access to a balcony. Layout designed to create two distinct environments with complete comfort.
- Kitchen & Panoramic Marquee: Fully equipped kitchen with access to a large marquee balcony featuring a barbecue. Large windows ensure plenty of natural light, complete privacy, and an airy space for gatherings — the perfect substitute for an outdoor garden, without maintenance requirements!

## Private Area

- 3 spacious and comfortable suites with wardrobes.
- 1 additional bedroom.
- 1 full guest bathroom.

## Multi-Purpose Attic (120 m<sup>2</sup>)

- Ample area with natural light and its own bathroom.
- Perfect space to create a games room, gym, creative studio, or a more private work office.

## Property Assets Summary:

- Commercial Area & Warehouse: 520 m<sup>2</sup> (260 m<sup>2</sup> ground floor + 260 m<sup>2</sup> basement with WCs)
- Residential Area: 380 m<sup>2</sup> (260 m<sup>2</sup> first floor + 120 m<sup>2</sup> attic)
- Layout: 4-bedroom + Office + Attic (3 suites + 2 guest bathrooms + attic bathroom)
- Parking: Basement + private outdoor area at the front

A rare opportunity on the market that justifies every square metre through its appreciation potential and versatility of use.

Schedule your visit and discover the full potential of this property.

iad is an international network present in Portugal since 2015, and our digital approach allows us to offer you personalised service, wherever you are.

By working with me, you benefit from close and transparent support, plus the global visibility that iad provides to its properties.

Whether buying, selling, or renting, I'm here to ensure the best results for you.

#ref: 981586

## Genel Bilgiler

|                   |        |
|-------------------|--------|
| Bitmiş metrekare: | 520 m2 |
| Arazi Büyüklüğü:  | 354 m2 |



# IMLIX

IMLIX Gayrimenkul Pazarı

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

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## Lease terms

Date Available:

## Ek Bilgiler

Web Sitesi URL'si:

[http://www.arkadia.com/ZAZY-T109610/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T109610/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID:

981586

