



## Excellent Investment Opportunity – Set of 4 Villas in Single Item



### Emlakçı Bilgisi

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| İsim:             | Vanessa                                                                         |
| Şirket Adı:       | Estilo Intemporal<br>Imobiliária                                                |
| Ülke:             | Portugal                                                                        |
| Experience since: |                                                                                 |
| Hizmet tipi:      | Selling a Property                                                              |
| Specialties:      |                                                                                 |
| Property Type:    | Apartments, Houses                                                              |
| Telefon:          | +351 (221) 161-946                                                              |
| Languages:        | English, Portuguese                                                             |
| Web sitesi:       | <a href="https://www.estilointemporal.com">https://www.estilointemporal.com</a> |

### İlan Detayları

|            |                |
|------------|----------------|
| İçin mülk: | Satılık        |
| Fiyat:     | USD 213,041.14 |

### Konum

|                      |                   |
|----------------------|-------------------|
| Ülke:                | Portugal          |
| Eyalet/Bölge/ Şehir: | Porto             |
| Şehir/İlçe:          | Vila Nova de Gaia |
| Adres:               | Oliveira do Douro |
| Yayınlandı:          | 30.09.2026        |
| Açıklama:            |                   |

We present an excellent opportunity for investors or real estate developers looking for a property with high potential for appreciation, either for rehabilitation and resale, or for the creation of a profitability project (long-term rental or accommodation).

The property consists of 4 dwellings, inserted in a single matrix article, registered before 1937, and is therefore exempt from a License of Use, under the terms of the legislation in force.

A topographic survey was carried out, which identifies the areas of the lot:

- Total land area: 421 m<sup>2</sup>
- Covered area: 237 m<sup>2</sup>
- Uncovered area: 214 m<sup>2</sup>

All dwellings have a police number, facilitating future interventions and administrative processes.

Composition of the property :



- . House 1 (patio) 2-storey house, with 43 m<sup>2</sup> per floor (86 m<sup>2</sup> of gross area).
- . House 2 (street front) 27 m<sup>2</sup>.
- . House 3 (street front) 35 m<sup>2</sup>.
- . House 4 (street front) 52 m<sup>2</sup>.

(See the images with the individual identification of each dwelling.)

#### Highlights:

- Set of 4 dwellings in a single item.
- Property prior to 1937, exempt from License of Use.
- All houses with police number.
- Topographic survey already carried out.

Excellent potential for rehabilitation.

- Ideal for investment, resale or exploitation in the rental market.
- Location with strong potential for appreciation.

Note: The set is for sale for 190,000, which corresponds to an average value of only 47,500 per dwelling (190,000 ÷ 4). This is a very competitive value for a set of five villas with these characteristics, representing an excellent opportunity for investors who want to rehabilitate, monetize or resell after works.

A rare opportunity to acquire a housing complex, with several possibilities for development and profitability. Schedule your visit now and discover the full potential of this investment.

Before renting, buying or selling, know all the numbers and ensure total protection with EDIPORTO Imobiliária.

We support your end-to-end process:

- Legal Security: Complete legal support, validation of documentation and monitoring in all contractual phases.
- Financing: Feasibility analysis and personalized mortgage simulations.
- Protection: Tailor-made solutions for life and multi-risk insurance.
- Planning: Detailed estimation of taxes and deed costs to avoid surprises.
- Strategy: Detailed market studies to value and defend your assets.

EDIPORTO Real Estate

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Yeni:

Hayır

#### Genel Bilgiler

Banyo:

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# IMLIX

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

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Bitmiş metrekare: 90 m2  
Arazi Büyüklüğü: 421 m2

## Lease terms

Date Available:

## Contact information

IMLIX ID: 1918

