







€490,000

Ref: DL26601

87 sqm

2 bedroom duplex flat with 79m², furnished and decorated, with balcony and active Local Accommodation license, located i...

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Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940

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Property Description

2 bedroom duplex flat with 79m², furnished and decorated, with balcony and active Local Accommodation license, located in downtown Porto, in one of the most iconic and sought-after areas of the city.

Inserted in a recent gated community, completed in 2023, this flat is part of the Varandas da Vitória development, composed of an exclusive set of fractions that combine contemporary architecture with the city's historical identity.

Spread over two floors, the flat has a functional and comfortable organisation. On the lower floor, the social area develops, consisting of a living and dining room with an open space kitchen, fully equipped, and a support bathroom. The connection to the balcony allows natural light to enter and adds a pleasant extension to the interior space.

On the upper floor there are two bedrooms and a full bathroom, ensuring privacy and comfort in the most reserved area of the house. The duplex configuration reinforces the separation between social and private areas, enhancing the user experience.

With about 49 m² of interior area and an additional mezzanine of approximately 29 m², the flat stands out for the optimisation of spaces, luminosity and quality of finishes, including wooden flooring, double-glazed frames and pre-installation of air conditioning.

Fully furnished and decorated, it is ready to move in or monetise immediately.

The location is absolutely exceptional. Located in Rua da Vitória, between the emblematic areas of Clérigos and Flores, it benefits from a unique setting in downtown Porto, with pedestrian access to all the cultural, tourist, commercial and gastronomic offer of the city.

It also includes a parking space, a rare and highly valued attribute in this area.

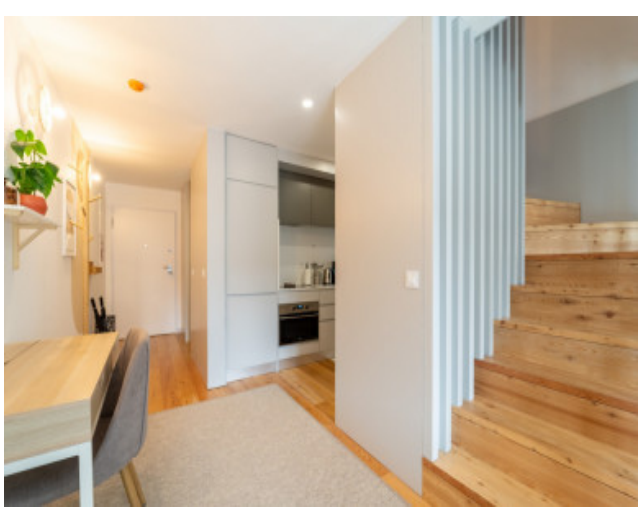
This is an asset with unique characteristics, which combines premium location, ready-made product and AL license — meeting all the conditions for immediate and consistent profitability.

Don't miss this opportunity. Schedule your visit now..

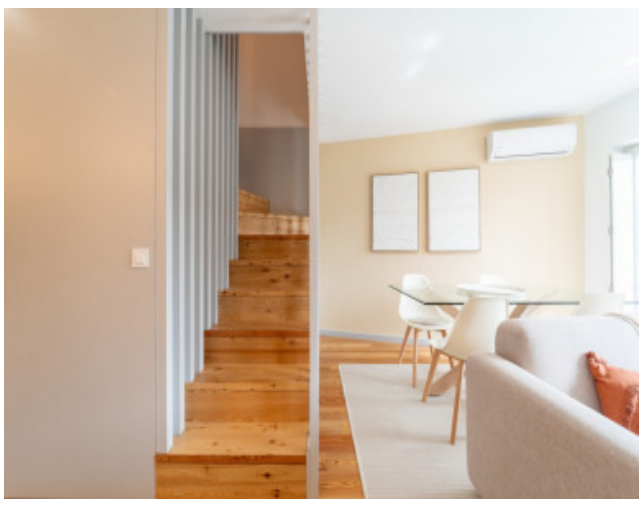
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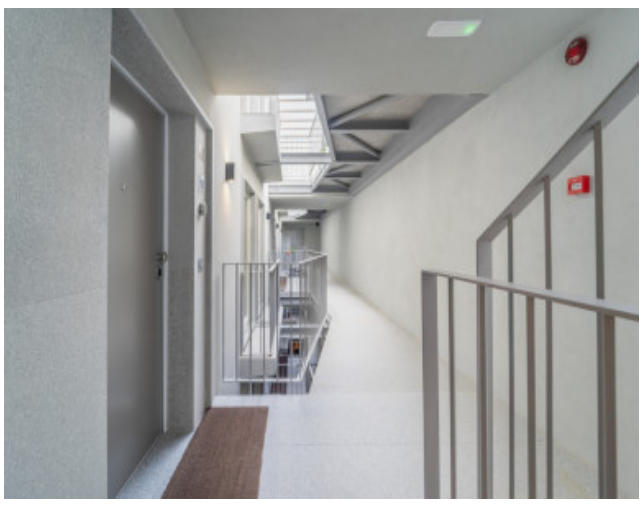










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Additional Details

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Site Floorplan

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