







# €480,000

Ref: RS-R21313F

123 sqm

Studio apartment with mezzanine, balcony and terrace, prime area of □□downtown PortoInserted in a developmen...

- Balcony
- Bank
- Shopping Center

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

logo
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## Property Description

**Studio apartment with mezzanine, balcony and terrace, prime area of downtown Porto**

**Inserted in a development under renovation, designed by architect Adriana Floret, it comprises 13 units: 2 shops and 11 studio and one-bedroom apartments.**

**The 64m2 apartment, located on the 1st floor, is distributed in a common room with access to a 5m2 balcony, kitchenette and mezzanine as a bedroom. This unit also has a fantastic 54m2 terrace facing south**

**Location //**
**In the prime area of downtown Porto, with a consolidated commercial and service area that is undergoing profound transformation, guided by impactful works for the city, of which the renovation of the Bolhão Market stands out. Two other large-scale projects are about to begin in this area: – the renovation of the Palácio do Comércio building (across the street, involving the entire block of Sá da Bandeira, Firmeza, Bolhão and Fernandes Tomás streets); and the Casa Forte block (Sá da Bandeira, Formosa and Travessa do Bonjardim streets).**

**Transport //**
**The building is very well served by public transport. The Trindade metro stations (connection to the airport, Campanhã station / Matosinhos / Polo Universitário / Hospital de S. João / Corte Inglês / Vila Nova de Gaia) and Bolhão (connection to Campanhã / Boavista / Casa da Música / Matosinhos) are less than 5 minutes away on foot.**

**The main bus lines in Porto start at Avenida dos Aliados, 5 minutes away, the most emblematic avenue in Porto, where the City Hall and the main hotels in the city center are located.**

**Surroundings //**
**A very lively residential and commercial area, where the city's traditional shops are dotted. The block has a Pingo Doce supermarket (opposite the Bolhão Market) and many gourmet grocery stores. A little further up Rua de Fernandes Tomás, you reach Rua de Santa Catarina, the main shopping hub in downtown Porto, where you'll find the Via Catarina Shopping Center, the iconic Café Magestic and a wide variety of international brands such as Zara, Cortefiel and Fnac. The area has numerous restaurants serving national and international cuisine. The Trindade Private Hospital is just a few minutes' walk from the building. The city's largest public hospital (Hospital de S. João) is a 15-minute metro ride away.**

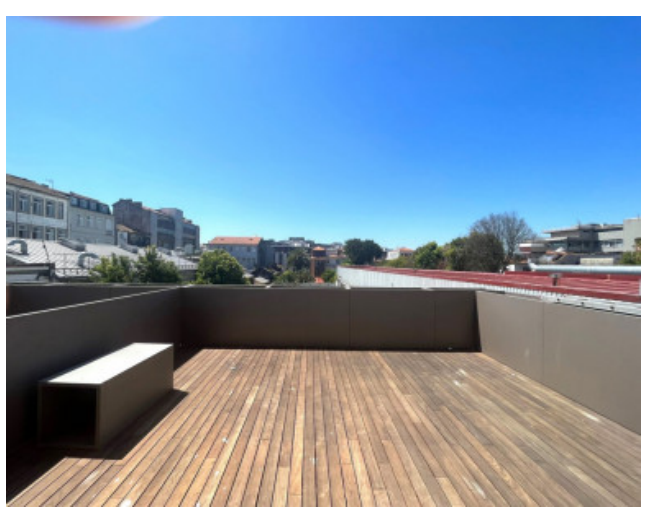
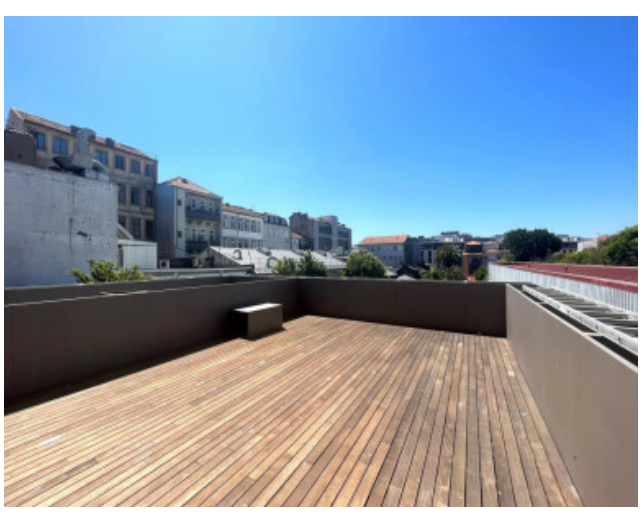
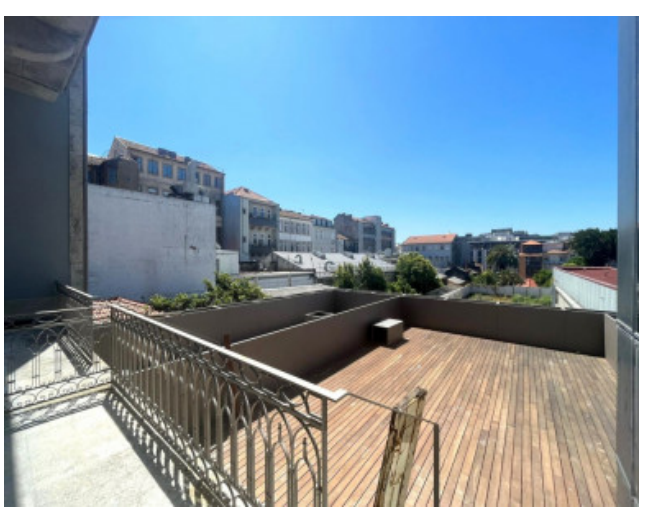
**Parking //**
**There are many parking lots in the surrounding area. There are 3 parks on Rua Fernandes Tomás: Parque da Trindade (2 minutes' walk) and the Via Catarina and La Vie Porto Baixa Shopping Parks (5 minutes' walk). On Rua do Bolhão (in front of the building) is Silo Auto. There are also several family garages nearby that have affordable monthly subscriptions.**



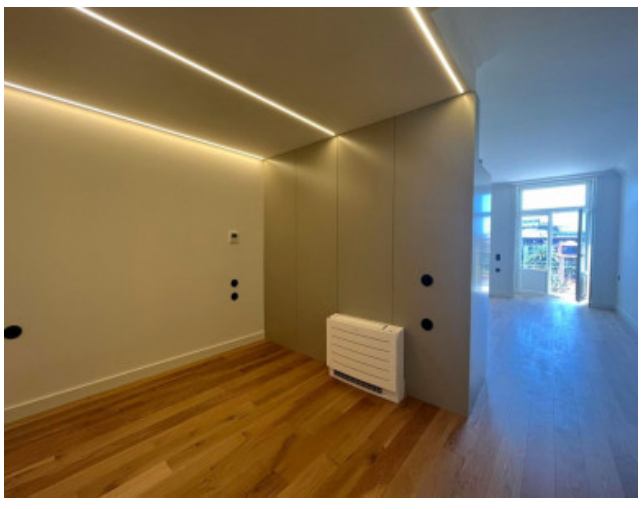
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# Gallery







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## Additional Details

### Attributes

| Status | Net Area | Gross Area |
| --- | --- | --- |
| Available | 123sq m | 123sq m |
| **Year Built** | | |
| 2023 | | |

### Property Features

| | | |
| --- | --- | --- |
| Balcony | Bank | Shopping Center |



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# Site Floorplan



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