







€430,000

Ref: RS-R21313D

76 sqm

T0 with mezzanine and balcony in the prime area of downtown PortoInserted in a development undergoing rehabilitation, re...

- 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

T0 with mezzanine and balcony in the prime area of downtown Porto

Inserted in a development undergoing rehabilitation, ready at the end of 2023, a project designed by Architect Adriana Floret, it includes 13 fractions: 2 Shops and 11 T0 and T1 Apartments.

The 73m2 apartment, located on the 1st floor, is distributed in a common room with access to the 3m2 balcony, kitchenette and mezzanine bedroom.

Location //
In the noble area of downtown, with a consolidated trade and services area that is undergoing a profound transformation, guided by impactful works for the city, of which the rehabilitation of the Mercado do Bolhão stands out. Two other large-scale projects are about to start in this area: – the refurbishment of the Palácio do Comércio Building (across the street, involving the entire block of Rua de Sá da Bandeira, Rua da Firmeza, Rua do Bolhão and Rua de Fernandes Tomás); 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 metro stations of Trindade (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 a 5-minute walk away.

The main bus lines in Porto depart from 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.

Enveloping //
A very lively residential and commercial area, where the city´s traditional shops dominate. In the block there is a Pingo Doce supermarket (in front of Mercado do Bolhão) and many gourmet grocery stores. Going up Rua de Fernandes Tomás a bit, you arrive at Rua de Santa Catarina, the main shopping hub in downtown Porto, where the Via Catarina Shopping Center is located, the emblematic Café Magestic and a wide variety of international brands such as Zara , Cortefiel and Fnac. The area has numerous restaurants with national and international cuisine. A few minutes walk from the building is the Hospital Privado da Trindade. The largest public hospital in the city (Hospital de S. João) is 15 minutes away by metro.

Parking //
In the surroundings there are many car parks. On Rua Fernandes Tomás there are 3 parks: Parque da Trindade (2 minutes on foot) and the parks of the Via Catarina and La Vie Porto Baixa shopping centers (5 minutes on foot). On Rua do Bolhão (in front of the building) is Silo Auto. There are even several family garages in the immediate vicinity that have monthly subscriptions into account.

Gallery

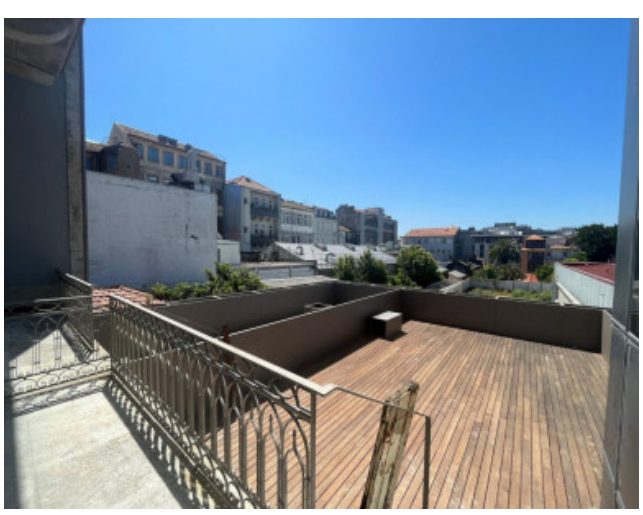








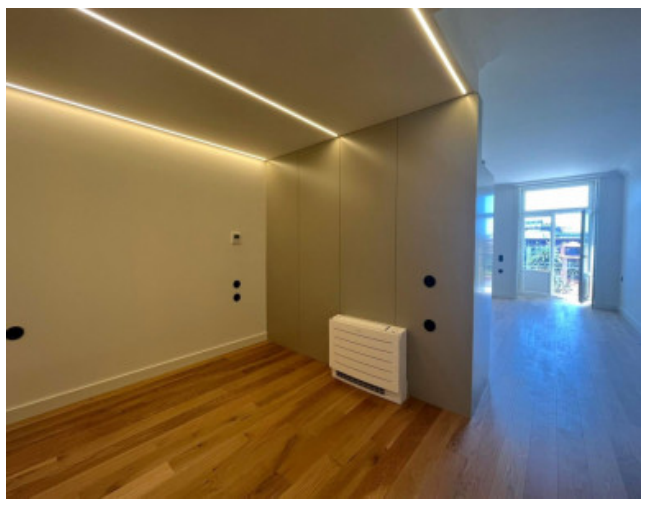
















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Additional Details

Attributes

Status	Net Area	Gross Area
Available	76sq m	76sq m
Year Built		
2023		

Property Features

Balcony	Bank	Shopping Center

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Site Floorplan

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