



€750,000

Ref: RS-R21818

756 sqm

Building for construction in Porto Unique Investment Opportunity in the Center of Porto – ARU Zone We present a real...

Telephone: +351 213 471 603

Email: info@portugalhomes.com

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

Property Description

Building for construction in Porto

Unique Investment Opportunity in the Center of Porto – ARU Zone

We present a real estate asset with high appreciation potential, located in a central area of Porto, within an Urban Rehabilitation Area (ARU), benefiting from a context of strong requalification and incentives associated with urban rehabilitation.

According to the Porto Municipal Master Plan (PDM), the land is classified as "central spaces" and integrated into a "continuous urban front area type II", allowing for a construction solution aligned with the urban dynamics of the city. The property has a PIS (Property Use Permit) with a favorable opinion from the Porto City Hall, providing for the construction of a multi-family building with:

6 floors above ground level, including a recessed floor intended for housing

2 basement floors, with the possibility of diversified uses (housing, offices or services, according to the PDM [Municipal Master Plan] framework)

The project includes T0, T1 and T2 residential typologies, adapted to the high urban demand, ideal for housing, rental or investment.

The rear facade integrates landscaped outdoor spaces on terraces, ensuring excellent ventilation and natural lighting on all floors, a differentiating element in a central urban context.

Main data

Total land area: 128 m²

Building footprint: 91 m²

Gross construction area: 756 m²

Number of floors: 6 above + 1 recessed / 2 basements

Location: Central area of Porto, with excellent access, proximity to transport, commerce, services and urban amenities.

Advantages of the ARU Zone

Potential access to tax benefits (reduced IMI, IMT and VAT, subject to legal framework)

Strong future appreciation

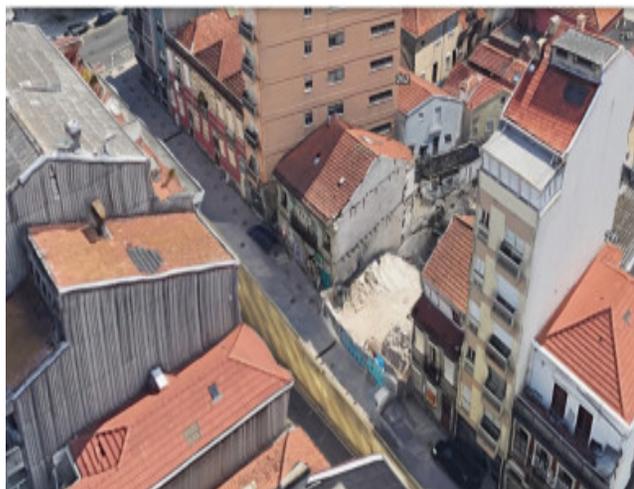
High demand for housing and rentals

A solid opportunity for developers and investors seeking a differentiated asset, with a favorable urban planning framework, in the heart of Porto.

Visit us!

logo

Gallery



logo

Telephone: +351 213 471 603

Email: info@portugalhomes.com

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

Additional Details

Attributes

Status Available	Net Area 756sq m	Gross Area 756sq m
Year Built 1900		

Site Floorplan

logo

Telephone: +351 213 471 603

Email: info@portugalhomes.com

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