







€750,000

Ref: RS-R21818

756 sqm

Building for construction in PortoUnique Investment Opportunity in the Center of Porto – ARU ZoneWe 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

logo
Image not

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!

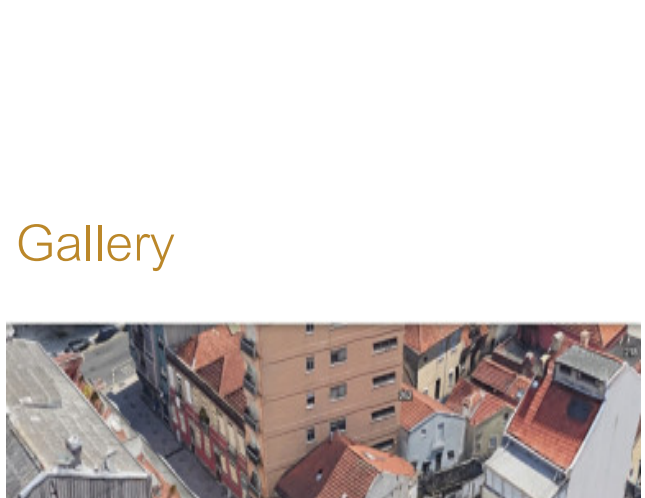
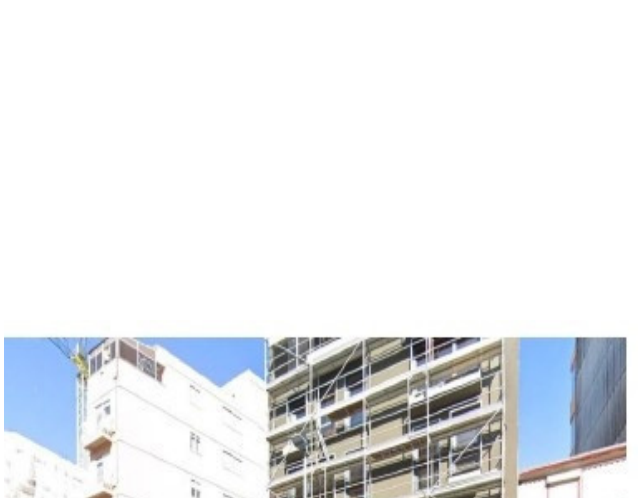
Telephone: +351 213 471 603
Email: info@portugalhomes.com
Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940

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

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

Site Floorplan

Telephone: +351 213 471 603
Email: info@portugalhomes.com
Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940