



**€355,000**

Ref: JL-91872

New commercial space with 70 sqm of gross private area, high ceiling for mezzanine, storefront and courtyard, south orientation, with private parking space, in the center of Vila N...

- A/C
- Alarm
- Garage

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

New commercial space with 70 sqm of gross private area, high ceiling for mezzanine, storefront and courtyard, south orientation, with private parking space, in the center of Vila Nova de Gaia, Porto.

This commercial property stands out for its privileged ground floor location with south orientation, high ceiling allowing mezzanine, bathroom, storefront facing Avenida da República and courtyard at the rear.

Includes a private parking space in the basement with independent access via Rua de Moçambique.

The shop is part of the modern HILCROWN Gaia Residence development, offering excellent potential for retail or services.

Located in the center of Vila Nova de Gaia, in one of the most dynamic and valued areas of the metropolitan region, on Avenida da República with corner to Rua de Moçambique.

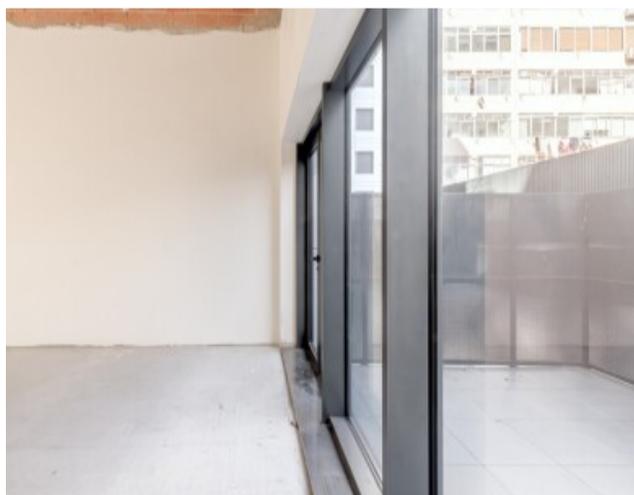
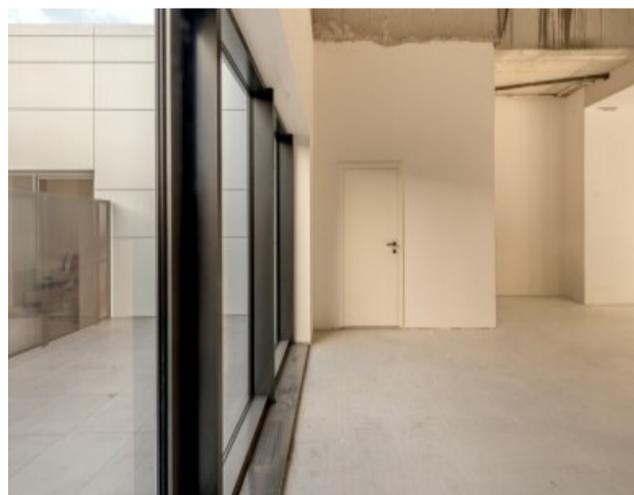
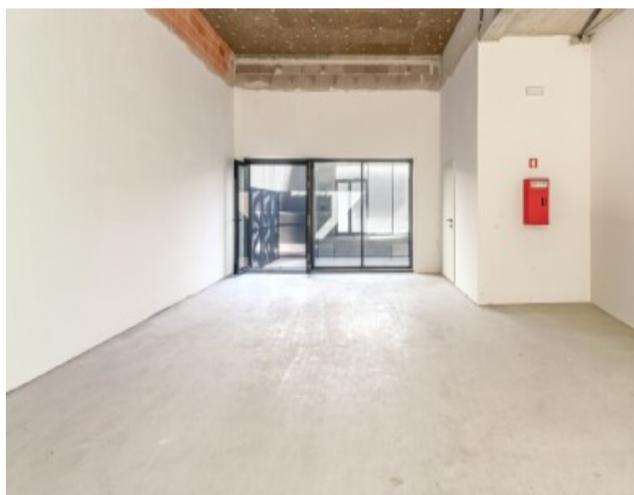
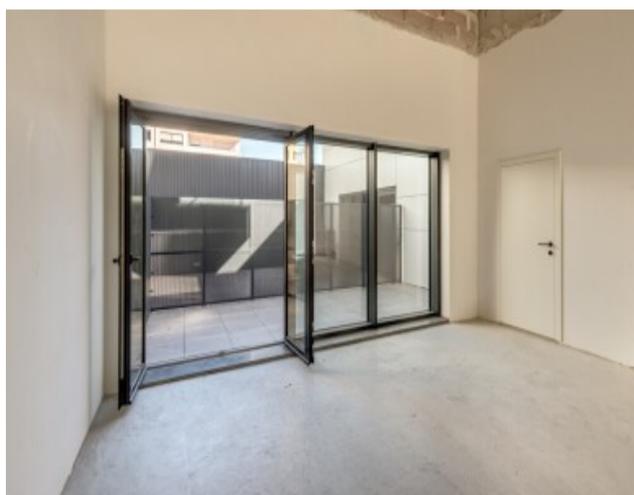
This area benefits from excellent accessibility to any point in Gaia city, Porto and neighboring cities, either by public transport, namely metro, or by road routes such as Via de Cintura Interna.

Relevant distances: Walking distance of 2 minutes to General Torres Metro Station, 5 minutes to Arrábida Shopping Center, 8 minutes to Jardim do Morro.

Driving distance of 5 minutes to Ponte de Dom Luís I, 8 minutes to Porto center, 12 minutes to Hospital de Vila Nova de Gaia, 15 minutes to Universidade do Porto.

Francisco Sá Carneiro Airport 25 minutes driving distance.

## Gallery



logo

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## Additional Details

### Property Features

A/C

Alarm

Garage

logo

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## Site Floorplan

