



**€750,000**

Ref: DL36859

681 sqm

Building with architectural design and specialities approved by the CMP for 6 Fractions, in Bonfim, Porto ready for imme...

Telephone: +351 213 471 603

Email: [info@portugalhomes.com](mailto:info@portugalhomes.com)

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

## Property Description

Building with architectural design and specialities approved by the CMP for 6 Fractions, in Bonfim, Porto ready for immediate development.

Investment opportunity in Bonfim, one of the areas with the highest growth and appreciation in Porto. The project can be changed according to the needs of the investor.

The asset corresponds to a building located in three lots, with 350 m<sup>2</sup> of total land area and 681 m<sup>2</sup> of construction area, contemplating the full demolition of the existing structures and the development of a new residential building from scratch, spread over 5 floors (2 below and 3 above the threshold level).

The project foresees the creation of 6 housing units, with a typological mix highly adjusted to the current demand:

- T4 Triplex
- T3 Triplex
- 2 x T1
- 2 x T1 Cover

It also includes parking spaces, outdoor areas and garden areas, differentiating elements that reinforce the product's positioning in the market.

It is a project with an ideal framework for different investment strategies:

- Build-to-sell, with premium typologies (triplex) and compact units
- Build-to-rent, with strong demand in the area
- Hybrid model, maximising return and risk diversification

The location in Bonfim - currently one of the most dynamic and creative neighbourhoods in the city - ensures proximity to Baixa, Rua de Santa Catarina and a consolidated environment of commerce, services and cultural offer.

A few minutes from the Campo 24 de Agosto metro, downtown Porto, Aliados and the main road accesses.

An asset with advanced licensing, a defined concept and a strong urban framework, meeting all the conditions for a safe investment, with high predictability of execution and potential for appreciation.

Contact us for access to the project and detailed analysis of the investment.

# Gallery



logo

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## Additional Details

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logo

## Site Floorplan

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