







Fábrica 40

€283,000 - €539,000

Ref: DL37489

717 sqm

Factory 40 – Prestigious Rehabilitation in the Center of PortoFábrica 40 is a new residential development loca...

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

Property Description

Factory 40 – Prestigious Rehabilitation in the Center of Porto

Fábrica 40 is a new residential development located in the heart of Porto, which results from the complete rehabilitation of a historic building from 1957, preserving its architectural identity and integrating contemporary solutions of high standard.

Scheduled for completion in the summer of 2026, Fábrica 40 is developed over 6 floors and basement, totalling about 740 m² of gross construction area, asserting itself as an exclusive project that combines character, constructive quality and absolute centrality.

The building integrates a limited set of fractions, distributed in an intelligent way:

Floor 1 with commercial space and a T1 duplex with social area facing an interior courtyard
Upper floors with 1 and 2 bedroom apartments with balcony
Upper floor with a singular fraction, with differentiated access

All units of Fábrica 40 were designed to maximise comfort and functionality, with pre-installation of air conditioning, modern finishes and solutions that respond to the current demands of urban housing.

The location of Fábrica 40 is one of its greatest assets. Inserted in one of the most central and vibrant areas of the city, it allows you to live with everything at a walking distance, in a perfect balance between urban dynamism and quality of life.

A few minutes away are some of Porto's main landmarks:

Rua de Santa Catarina — main commercial axis
Avenida dos Aliados — civic and financial centre
Livraria Lello — cultural icon
Porto Cathedral and Ribeira area — historical heritage and riverfront

The surroundings also offer a vast network of restaurants, traditional commerce, services and cultural spaces, making this location highly sought after by both residents and investors.

Fábrica 40 benefits from an excellent transport network:

Aliados Metro within walking distance
São Bento station with national connections
Several bus lines in the immediate vicinity

With quick access to the entire city and main roads.

Fábrica 40 represents a unique opportunity to acquire a property in a building with identity, in a prime location, with high potential for appreciation and constant demand.

Ideal for own housing or investment, in the centre of Porto.

Don't miss this opportunity. Schedule your visit now.

Gallery
















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Additional Details

Attributes

Net Area	Gross Area	Year Built
717sq m	717sq m	2026

New Development Features

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Development Units

Fraction	Bedrooms	Floor Size	Price
D	2	53 sqm	€360,000
H	2	53 sqm	€367,000
J	2	53 sqm	€372,000
F	2	53 sqm	€362,000
G	1	41 sqm	€283,000
K	1	69 sqm	€539,000
A	0	103 sqm	€472,000

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Site Floorplan

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