







Aires Gouveia

€495,000 - €640,000

Ref: DL20981

724 sqm

New development Aires Gouveia reveals a balanced and sustainable lifestyle in the heart of Porto, one of the oldest and...

logo

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

Property Description

New development Aires Gouveia reveals a balanced and sustainable lifestyle in the heart of Porto, one of the oldest and most desired cities in Europe.

Porto has an average occupancy rate of 77% per year, values that in downtown Porto where Aires Gouveia is born exceed 90%
Aires Gouveia consists of 10 apartments, from T1 with 44 square meters, to T2 with almost 100 square meters, all served by elevator, garden with jacuzzi, greenhouse and support facilities.

Apartments with local accommodation license and possibility of 5% guaranteed income per year for 5 years, in these cases with mandatory to add the furniture pack that we have available for the T1 and T2 apartments.

At Aires Gouveia all apartments share a large outdoor landscaped garden designed to bring privacy and conviviality. Hidden nests and open areas alternate through a large, discreet pergola structure with growing plants accommodating a fully glazed fitness greenhouse and an outdoor jacuzzi.

The building, with a rehabilitation project by the renowned architects Cannatà & Fernandes, respects the pre-existing elements – such as the old façade and stonework – and adds a new highly contemporary language to the interior, designed with unexpected straight and spectacular lines.

Aires Gouveia is a development with an architecture made to last along with the comfort of a contemporary residence in the heart of a city whose origins date back to the first century BC

Both the building and its 250 square meters of patio will be totally renovated following the most premium standards, but keeping some of its more traditional features, such as the typical old façade of yellow tiles and the central wooden staircase surmounted by the original skylight, fundamental elements of the traditional architecture of Porto.

Aires Gouveia is extremely well located, with the bustling Historic Centre of Porto, classified as a World Heritage Site by UNESCO, just two minutes walk, the building is surrounded by four public gardens, including the Virtues Park and the Crystal Palace Gardens, where the SuperBock arena and the most modern library in Porto are located, soon you will have next to you the metro station with the new Ruby Line.

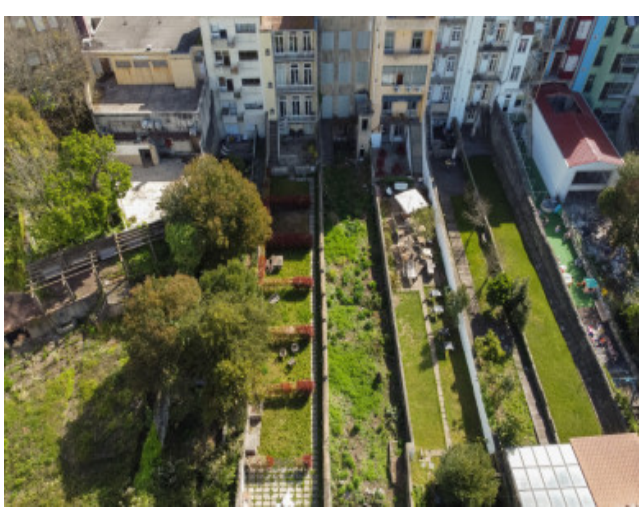
In the immediate vicinity are also the main attractions of Porto, such as the Baroque Church – Carmo, Torre dos Clérigos, the beautiful bookstore Lello, the street Miguel Bombarda, where most of the art galleries are located, Hospital de Santo António, one of the Portuguese health institutions of reference and the University of Medicine, Praça Carlos Alberto.

In the miss this opportunity book your visit now.

Gallery









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Additional Details

Attributes

Net Area	Gross Area	Year Built
724sq m	724sq m	2025

New Development Features

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Development Units

Fraction	Bedrooms	Floor Size	Price
9	2	97 sqm	€640,000
1	1	92 sqm	€495,000

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Site Floorplan

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