



## Campanhã - Building



Area (m²)



Land Area (m²)

**370 000 €**

(EUR €)

## Mixed Building for Sale in Rua da Estação in Campanhã - Porto

Mixed Building for Sale on Rua da Estação in Campanhã - Porto

A unique investment opportunity

Campanhã is one of the most interesting and dynamic parishes in the city of Porto. With its rich architectural history, strategic location and growing urban development, buying a property in this parish can be an excellent investment opportunity.

Residential, Commercial or Tourist Property

Real estate in the region has appreciated consistently, driven by growing demand and ongoing urban development projects, namely the Campanhã Sports Complex, which will bring even more dynamism to the area. This building can be adapted for various purposes, from housing to commercial or tourist spaces.

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**AMI 20078**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



With a gross construction area of 201.00m<sup>2</sup>, spread over three floors and a stonework and tiled façade.

#### Strategic location

Offering easy access to Porto city centre and other regions, with the proximity of the train station, Metro, Intermodal Terminal, Freixo Bridge and VCI, residents and visitors have excellent transport connections at their disposal, not only to other parts of the city, but also to national and international destinations.

#### Infrastructures and Services

The parish also has a wide range of infrastructures and services, such as schools, health centres, shops, restaurants and leisure spaces are widely available.

#### Possibility for commercial premises

Campanhã is not just a residential spot, it's also a growing commercial centre. Adapting this building to house offices, shops or restaurants could be an excellent way to generate a steady income. The strategic location guarantees a constant flow of potential clients and business.

#### Possibility for tourism

Porto is a city increasingly sought after by tourists. Campanhã's proximity to the historic centre and the main tourist attractions makes it an attractive location for the development of tourism projects, such as BOUTIQUE HOTELS or local accommodation.

If you are a visionary and are looking for a safe, long-term investment, this building is one of the best options in the city. Acquiring a building in this parish, with a strategic vision and careful planning, could be the first step towards a successful business.

Get in touch and book your visit now!

#### +MISSION

To provide a service of excellence in the property market segment, contributing to the recognition and sustainable growth of the brand, to the well-being of our clients, finding the property solutions they are looking for.

#### +VISION

To make a difference in the property market, to be the real estate agency that best understands your needs when selling or buying and solves your problems with objectivity and simplicity.

#### +VALUES

Will and determination, seriousness, respect for people, transparency, trust, responsibility, honesty, ethics and commitment to our clients.



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## Property Features

- Metro
- Estação Ferroviária
- Built year: 1938
- Storage / utility room
- Central location
- Energetic certification: F
- Mains water
- Proximity: Airport, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Ginásio
- Floors: 3
- Views: City view
- Uninterrupted views
- Solar orientation: North, South
- Balcony



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