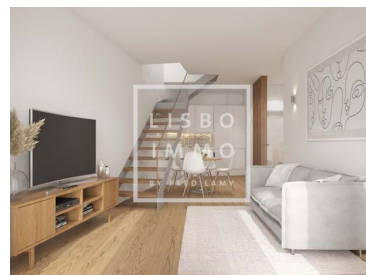




## Cedofeita, Santo Ildefonso, Sé, Miragaia, São Nicolau e Vitória - Townhouse



 **2** Bedrooms  
 **2** Bathrooms  
 **74,45** Area (m<sup>2</sup>)  
 **35,58** Land Area (m<sup>2</sup>)

**588 000 €**  
(EUR €)

### Townhouse, 74,45m2, terrace 35,58m2, completely renovated, historical center, Porto

Townhouse of 74,45m2 with a terrace of 35,58m2, completely renovated, located in Porto located within walking distance of the main Porto attractions including, the Historic Center of Porto, the traditional Port Wine Cellars, Dom Luís I Bridge, the Sé amongst other.

The apartment include air-conditioning, double glass windows, fully equipped kitchens and may come fully furnished. Most of the units will have fantastic views over the Douro river and the city of Porto.

The management company will provide to the clients the possibility of management services and renting rentability with a fixed return.

The management company may be responsible for all the expenses including maintenance,



**Frederick Lamy**

+351 927 55 45 45 <sup>2</sup> · +33 6 68 63 34 54

fred@lisboimmo.com

T +351 927 55 45 45 <sup>2</sup> · T +33 6 68 63 34 54 · E fred@lisboimmo.com

Rua 1 de Maio #150 LISBOA 1300-476 PORTUGAL  
AMI 16803

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



condominium, water, electricity, internet, cable and insurance, among others.

The historic city of Porto is one of the oldest cities in Europe. This exciting and vibrating city has surged in Europe as a main touristic destination due to its rich history, deep culture and a very singular nightlife. In 1996 the city center was elevated to the status of Unesco World Heritage. This region is also famous worldwide because of its wines, that are produced and stored along the banks of Douro River.

The timeless elegance of the Building comes from a rehabilitation project of an 18th century Palace which preserves many of its unique architectural features. It is located in the banks of the Douro River with its façade facing south, allowing it to have great sun exposure and splendid views over the river and the city. The project is comprised of 2 autonomous buildings, the renovated Palace and a new structure, separated by an internal magnificent private garden. Within the renovated Palace, most units include mezzanines enhancing the original double height ceilings.

The building is being modernized into 17 upscale residential units. The apartments vary between 41,18 and 148,35sqm, with studios, one-bedroom and two-bedroom units. The prices are between 356 800€ to 612 080€.

All residential units can be sold completely decorated and furnished.

For more information please contact us.

We share with all real estate professionals at 50% / 50%.

#### -VISITES WITH PROTOCOLE- PROPERTY INHABITED

The property is not inhabited, the person in charge of the property is the only one who has the keys. Visits to the property are possible with restrictions and a protocol, a minimum distance of 2 meters between each person will be respected during the visit. Only one visit is possible per day, with a maximum of 2 people per customer. Thank you for your understanding in respecting these conditions we put everything in force to comply with the guidelines put in place by the Portuguese authorities.

## Property Features

- Heating
- Built-in closets
- Social bathroom
- Garden
- Built year: 2021
- Roof terrace
- Terrace
- Modern
- Duplex
- Air conditioning
- Double glazed
- Equipped kitchen
- Balcony
- Private condominium
- Central location
- Furnished
- New Construction
- Partially furnished



**Frederick Lamy**

+351 927 55 45 45 <sup>2</sup> · +33 6 68 63 34 54

fred@lisboimmo.com

T +351 927 55 45 45 <sup>2</sup> · T +33 6 68 63 34 54 · E fred@lisboimmo.com

Rua 1 de Maio #150 LISBOA 1300-476 PORTUGAL  
AMI 16803

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