



Ref

CB16-0001

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Office with 343m²: Premium Investment Opportunity in the Heart of Porto
Porto, Porto


0

Bedroom(s)



3

Bathroom(s)


342,9
sqm

Gross Area



0 sqm

Plot Area


345 000 €
CB16-0001

AMI Licença
AMI
26773

Features

- Air conditioning
- Energetic certification: B
- Drive way

Office with 343m²: Premium Investment Opportunity in the Heart of Porto

We present a strategic real estate asset, located at Rua Vale Formoso, in the heart of the city of Porto. This property, with a generous total area of 343m², stands out for its versatility and excellent state of conservation, having been remodeled just 5 years ago.

This property offers two distinct profitability fronts:

Immediate Commercial Yield: Perfect to maintain as prestigious offices or company headquarters, in a central and easily accessible area.

Conversion to Housing: Given its generous volume and location, it has a high potential for a project to change the use to residential (subject to the opinion of the competent authorities), in a market where the demand for housing in the center of Porto remains at historic highs.

The space has been meticulously planned to offer functionality and comfort:

Direct Access: Independent entrance directly through Vale Formoso Street, giving visibility and prestige.

Internal Distribution: Composed of 5 offices in different areas, allowing flexibility in the organization of teams or subletting of spaces.

Social and Support Zones: Integrated equipped pantry, contains a meeting room, as well as a dedicated space for training.

Facilities: 3 toilets and a small storage room for logistical support.

Luxury Amenities: Air Conditioning System in all rooms and 2 private parking spaces, an asset of extreme rarity and value in the city center.



This is the ideal asset to diversify your portfolio, either through the exploitation of services or the transformation into an exclusive residential project.