



MM183/24PRT/AMI

Reference

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Bonfim - Building



4
Bedrooms

4
Bathrooms

322,5
Area (m²)

102
Land Area (m²)

Garage

500 000 €
(EUR €)

Building | Renovated | Services | Outdoor area | Parking lot

Building, licensed for services, in excellent condition on Rua da Alegria, near Marquês and Praça Rainha D. Amélia.

With two fronts, west and east, and four floors and an outdoor patio, the building currently has four offices, a warehouse, a meeting room, a waiting room, pantry/kitchen and eight bathrooms, with the following organization:

Floor 0: main entrance, waiting room, meeting room, two bathrooms, pantry/kitchen, access to the patio.

Floor 1 and floor 2: two offices, two bathrooms, per floor.



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¹ (Call to national fixed network) | ² (Call to national mobile network)



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Floor -1: patio, access to the warehouse (with direct light and natural ventilation), two bathrooms.

The sale price includes two covered parking spaces in the building opposite.

Map of areas:

Plot Area: 102m²

Implantation area: 75m²

Gross construction area: 302m²

Gross private area: 227m²

Parking area: 20.7m²

Commerce and various services, namely, Alameda Shopping, Parque Nascente, Loja do Cidadão, supermarkets, restaurants, bakeries, confectioneries and cafes, in the vicinity.

Health services, namely Casa De Saúde De Santa Catarina (500m), Hospital Joaquim de Urbano (600m), Hospital de Santa Maria do Porto (925m), Unidade De Saúde Faria Guimarães (1000m), Clínica Pediátrica do Porto (1000m). Several pharmacies within a radius of 500m (Farmácia da Constituição, Farmácia das Antas, Farmácia Borralho, Farmácia São Jerónimo).

Sports facilities in the vicinity: Estádio do Dragão, Monte Aventino Sports Complex. Schools of different levels of education, from the Aurélia de Sousa Secondary School, Externato das Escravas do Sagrado Coração de Jesus, Colégio Ribadouro, Colégio Nossa Senhora da Paz, Kindergarten Bê-á-Bá, Escola Superior de Educação de Paula Frassinetti.

Parks and other points of interest: Rainha Dona Amélia Square Garden, Alberto Valente Viewpoint Observatory, Marquis Garden, Velsquez Square, José Moreira da Silva Square Garden, Marques Fonte Park, Casa de S. Roque, Quinta do Covelo.

Several public transports, mention the yellow line with the Marquês and Combatentes metro station at 1000m, buses (lines). Departures from the city between 1 to 2km.

Energy certificate: D

For more information, our team is at your disposal.



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Property Features

- Proximity: Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Playground
- Floors: 4
- Terrace
- Electric garage gate
- Views: City view, Garden view
- Solar orientation: East, West
- Basement
- Built year: 1989
- Balcony
- Garage
- Drive way
- Central location
- Energetic certification: D
- Storage / utility room



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