



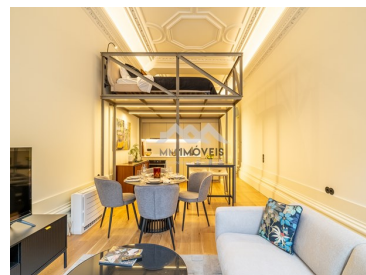
MM189/24PRT/AMI

Reference

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



**430 000 €**  
(EUR €)

### Enterprise | New | Bolhão | Downtown Porto

A historic, residential, rehabilitated building, on Rua Fernandes Tomás, between the streets of Sá da Bandeira and Bonjardim, in the heart of downtown Porto, with unique facades and interiors, set in a plot of 850 m2.

The section of Rua Fernandes Tomás where the building is located is a consolidated area of commerce and services in the downtown area of the city that is undergoing a profound transformation, marked by impactful works for the city, of which the rehabilitation of the Bolhão Market stands out, which has reopened to the public.

Two other major projects are about to start in this area:

– the remodelling of the Palácio do Comércio Building (on the other side of the street, involving the



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



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entire block of Sá da Bandeira, Firmeza, Bolhão and Fernandes Tomás streets);  
- the Casa Forte block (Sá da Bandeira, Formosa and Travessa do Bonjardim streets).

The area is well served by public transport. The metro stations of Trindade (connection to the airport, Campanhã / Matosinhos / Polo Universitário / Hospital de S. João / Corte Inglês / Vila Nova de Gaia) and Bolhão (connection to Campanhã / Boavista / Casa da Música / Matosinhos) are less than 5 minutes walk from the building

The main bus lines in Porto originate from Avenida dos Aliados, 5 minutes away, the most emblematic avenue in Porto, where the City Hall and the main hotels in the city center are located.

In the surroundings there are many car parks. On Rua Fernandes Tomás there are 3 parks: Parque da Trindade (2 minutes walk) and the Parks of the Via Catarina and La Vie Porto Baixa Shopping Centers (5 minutes walk). On Rua do Bolhão (in front of the building) is the Silo Auto.

There are also several family garages in the vicinity that have monthly subscriptions in account.

The surrounding area of the building is a very lively residential and commercial area, where traditional shops of the city are dotted. On the block there is a Pingo Doce supermarket (in front of the Bolhão Market) and many gourmet grocery stores.

Going up Rua de Fernandes Tomás, you arrive at Rua de Santa Catarina, the main axis of commerce in downtown Porto, where the Via Catarina Shopping Center, the emblematic Café Magestic and a wide variety of international brands such as Zara, Cortefiel and Fnac are located.

The area has numerous restaurants serving national and international cuisine.

A few minutes' walk from the building is the Trindade Private Hospital (CUF Group).

The largest public hospital in the city (Hospital de S. João) is 15 minutes away by metro.

With 13 fractions: 2 shops and 11 apartments of typologies T0 and T1 with areas between 49 and 76 m2, the apartments have top finishes and fully equipped kitchens.

The horizontal property is registered and local accommodation is authorized, in a regulation attached to the document.



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## Property Features

- Thermoaccumulator
- Built year: 2023
- Balcony
- Electric shutters
- Central location
- Video entry system
- Rental licence
- Proximity: Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport
- Floors: 2
- Double glazing
- Lift
- Energetic certification: B
- Security door



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