



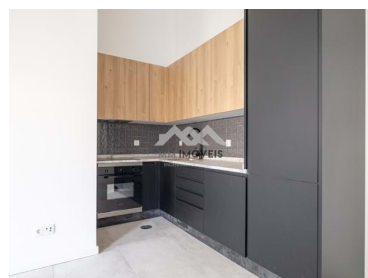
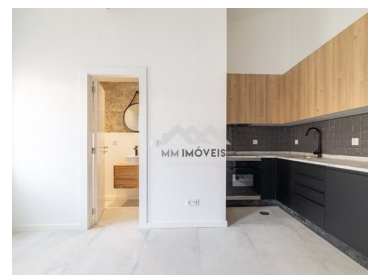
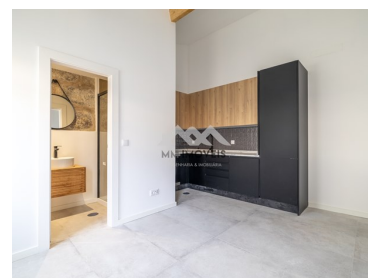
MM184.C1/25PRT/AMI

Reference

Scan the QR code to view the property



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



Bedrooms



Bathrooms

Area (m<sup>2</sup>)**165 000 €**  
(EUR €)

### House T1 | Renewed | Metro | Boavista

A 41m2 bedroom villa, completely remodeled, integrated in an "island" of three houses, all renovated, on Rua Nove de Julho, close to Rotunda da Boavista.

A deep renovation, with replacement of all electrical and sanitation infrastructure, thermal insulation on roofs, facades with hood coatings and pre-installation of air conditioning and use of quality finishes

The house kept the original high ceilings, providing amplitude and luminosity.

Renovated 1 bedroom villa with living room with open space kitchen, fully equipped with hob, oven, extractor fan, combined fridge and dishwasher. Bedroom with wardrobe. Bathroom with shower base and washbasin with storage.

**Ana Meneses**

+351 919 365 958 <sup>2</sup>  
ana.meneses@mmimoveis.pt

**T +351 933 298 913 <sup>2</sup> · E geral@mmimoveis.pt**  
**Estr. da Circunvalação 3846 Sala 7, 4435-183 Rio Tinto**  
**AMI 14355**

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



MM184.C1/25PRT/AMI

Reference

Scan the QR code to view the property



Between Rua da Constituição and Boavista, 200 meters from Carolina Michaëlis Secondary School and Largo da Ramada Alta, the two-storey building is located in a residential area of the city, practically at the central geometric point of Porto, providing a privileged location for access to any point in the city. The area where the building is located is a central, consolidated and safe urban area, which allows for a quality city experience.

The STCP stop of Quinta Amarela of several bus lines is just 100 meters from the site, and two Metro stations (Casa da Música and Carolina Michaëlis) are the same 7-minute walk away. For those who prefer to change the Metro for even smoother means of locomotion, by bicycle you can access the University Pole in 12 minutes.

Also within a convenient radius for walking are several supermarkets: Continente, Pingo Doce, Mercadona, Froiz. In the vicinity of the building are numerous commercial and service establishments, such as: pharmacy, laundry, cafes, confectioneries, dance academy, car workshops, billiard club, beauty salon, optician, etc...

CREU-IL, the Jesuits' university centre and cultural space, is 300 metres away, as is the Church of Our Lady of Fatima. The Nossa Senhora da Paz Social Complex, located in Quinta Amarela, a two-minute walk away, has facilities such as a Nursery, Kindergarten and Senior Residence.

A location that gives centrality without prejudice to peace.

Exempt from the SCE, under Decree-Law No. 101-D/2020 of December 7th.

## Property Features

- Air conditioning pre installation
- Equipped kitchen
- Laminated floor
- Proximity: Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Renovation year: 2025
- With outdoor area
- Electric shutters
- Views: Urbanization view
- Quiet Location
- Energetic certification: Exempt
- Thermoaccumulator
- Dishwashing machine
- Fitted wardrobes
- Built year: 1950
- Floors: 1
- Double glazing
- Laundry
- Central location
- Orientation: Interior



**Ana Meneses**

+351 919 365 958 <sup>2</sup>  
ana.meneses@mmimoveis.pt

**T +351 933 298 913 <sup>2</sup> · E geral@mmimoveis.pt**  
**Estr. da Circunvalação 3846 Sala 7, 4435-183 Rio Tinto**  
**AMI 14355**

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