



velocity

INVESTMENTS

Rua
dos
Caldeireiros

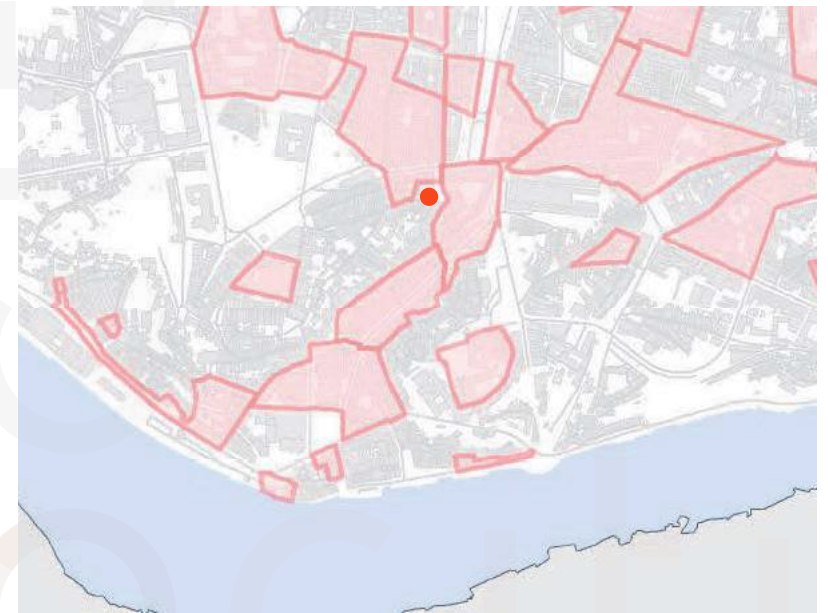


Rua dos Caldeireiros

Situated in the heart of Porto city center, the building is sheltered by similar traditional facades with colored tiles in need of renovation. Combining a total of 495,5 sqr meters with a possibility of adding 75 sqr meters of construction area on a prime location, the building has no project and has amazing potential for the construction of apartments and a service oriented for tourism at ground level.

INVESTMENTS

Location



Restricted Areas
Building Location

INVESTMENTS

The area is served by a web of public transports right at it's doorstep that ramify all over the city. At walking distance from locations like Ribeira (7min), Galerias de Paris and its night life attactions (6min), and several theaters and museums, Aliados metro station (7min) and São Bento metro and train station (5min), Santa Catarina street (19 min) and Rua das Flores (4min).

This site offers a great opportunity for Investment once is out of the limits of the existent restricted area for RB&B exploration (determined in July of 2018 by the City Hall). The law also determined that there would not be possible to create studio apartments with no parking. Again, this building offers that possibility since it's project precedes the new legislation.



Train & Metro Station
(S. Bento)

Flores Neighborhood

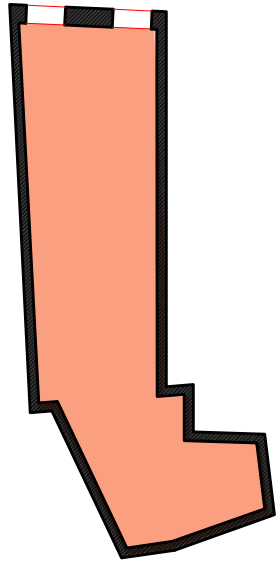


Avenida dos Aliados

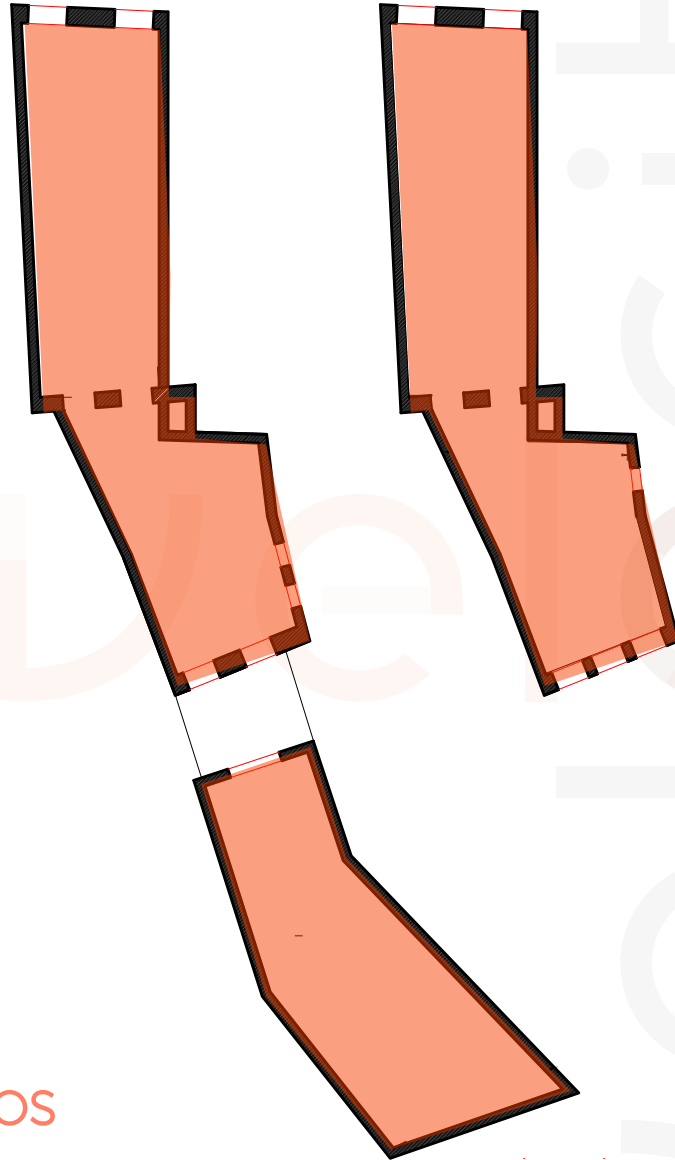


Clérigos

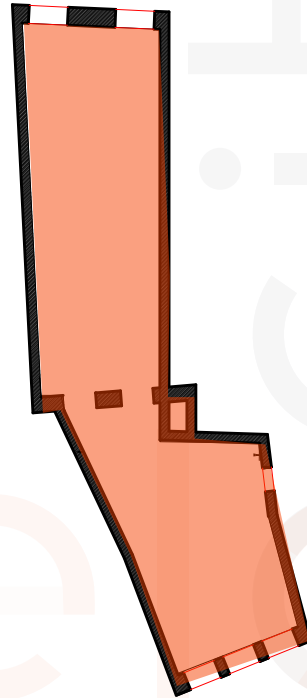
Ground Floor
91.5 m²



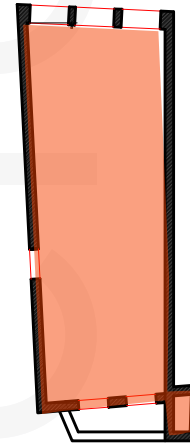
First Floor
110.0 m² + 75.0 m²



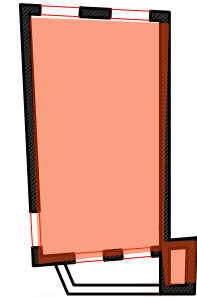
Second Floor
110.0 m²



Third Floor
65.0 m²



Forth Floor
44.0 m²



Building

Rua dos Caldeireiros

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Architecture by



IN-DETAILS
ARQUITECTURA & ENGENHARIA, LDA

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