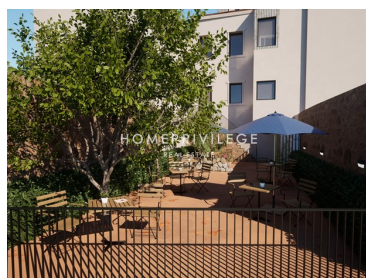
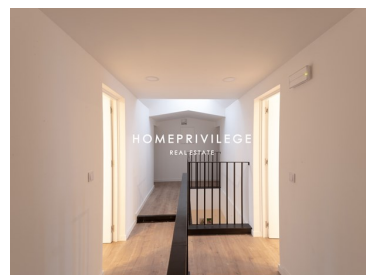





Cedofeita, Santo Ildefonso, Sé, Miragaia, São Nicolau e Vitória - Villa



 **8** Bedrooms
  **8** Bathrooms
  **249,16** Area (m²)
  **172** Land Area (m²)
 990 000 €
(EUR €)

Building w/ patio/garden | Complete rehabilitation w/ 8 equipped studios w/ AC + Private WC + Kitchen | 500 meters from Trindade Station

In a privileged location, right in the heart of the city of Porto and in a historic residential area of the city of Porto, this building with a fantastic patio transformed into a pleasant garden, supporting all the houses, has **8 studios** fully equipped with air conditioning, Private bathroom and kitchen.

He is currently undergoing a total rehabilitation.

All rooms have natural light and laundry.

The main features are:

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Rua Dr Joaquim Pires de Lima, 373. 4200-348, Porto.
AMI 20078

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



FACADE

The rear façade of the building is clad with the ETICS (External Thermal Insulation) system Composite System). The finish is white in color.

FRAMES

The exterior frames are made of lacquered aluminum with black thermal break on the outside and interior. The windows will be air-boxed, significantly reducing energy exchanges cold-heat as well as external noise, thus ensuring thermal and acoustic comfort inside.

The entrance door will be made of aluminum with thermal panel, lacquered in black, with lock electronics.

The access door to the outdoor area will be made of black lacquered aluminum profile and glass, so that allow natural lighting in the entrance area of the building.

FLOORS AND STAIRS

On the floor of the entrance hall and in the interior area of access to the patio, the exposed stone and the existing ceramic, respectively. In the areas of access to the

On the ground floor, as well as the staircase the floor is covered in OSB boards Painted. The flooring of the apartments will be finished with varnished OSB, including kitchen. The floor of the toilets is made of VIROC in grey.

The stairs will be finished in varnished OSB, with a lacquered iron railing black.

WALLS & INSULATION

The separation between apartments will be carried out through plasterboard walls Standard with 48mm thick upright profiles, painted in white.

The interior walls between the different spaces of the same apartment will be made with Standard and water-repellent plasterboard walls, in wet areas, with profiles 48mm uprights. In the sanitary facilities, the walls in the shower area will have as finish the VIROC material or equivalent in grey and/or white. The Walls corresponding to the headboards of the beds shall be covered in OSB boards painted to the white color. All other walls will be painted white

CEILINGS

The ceilings will be soundproofed, to increase the feeling of comfort inside each apartment. The ceilings will be finished in white plasterboard, the Ventilation equipment will be accessible for technical and maintenance purposes.

CARPENTRY

The interior doors to access the apartments will be lacquered in white, with a lock electronics. The doors of the bathrooms will be sliding and made of exposed OSB,



except for two I.S. where the doors will be lacquered in white and opening outwards.
The skirting boards will be lacquered in white.

SANITARY FACILITIES

The washbasin will be supported by 4 legs.
The toilet will be made of ceramic with a toilet flush in sight
The shower trays will be made of slate
All taps will be single-lever and have a chrome finish
The bathroom equipment will be completed with mirrors on top of the sink.

KITCHENS

The kitchens will be delivered with low units in plastic veneered chipboard
White and chipboard, laminate, plastic edge, unbleached paper.
The sink will be made of stainless steel and has a brass, zinc, metallized tap.

EQUIPMENT

Stainless steel cooker hood (CONFORTEC or equivalent)
2-burner glass-ceramic hob (L&L or equivalent)
20L microwave (CONFORTEC or equivalent)
97L minibar fridge (TELEFAC or equivalent)
Dishwasher – only in apartments on floor 0 (MIDEA or equivalent)
Washing Machine and Dryer – in common compartments of the building and in both
Ground floor apartments.
Washing machine (NEW POL or equivalent)
Tumble dryer (CONFORTEC or equivalent)
50L cylinder (NEW INC or equivalent)
32-inch TV (LG or equivalent).

HEATING AND HOT WATER

Water heating will be by means of a cylinder in each apartment. Warming up and
Cooling will be through air conditioning machine.

ELECTRICITY AND TELECOMMUNICATIONS

Each apartment has a simple, black picture TV.
The apartments have power outlets, including in the bathrooms.
The access doors to each apartment will have the electronic lock system
Interior lighting with spotlights.

OUTDOOR AREA

Existing stone stairs with black lacquered iron railing.
Compacted earth pavement.

Surrounding area:

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- Rua de Santa Catarina, 200 metres;
- Elementary school at 50 meters;
- Trindade Metro at 600 meters;
- Bolhão Metro at 700 metres.

Don't miss this opportunity!

We build long-lasting relationships!

Property Features

- Garden
- Proximity: Beach, Golf course, Shopping, Restaurants, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Built year: 2023
- Kitchenette
- Double glazing
- Electric garage gate
- Security door
- Renovation year: 2023
- Metro
- Terrace
- Laundry
- Views: City view
- Electric shutters
- Pantry
- Energetic certification: Exempt
- Terraço

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