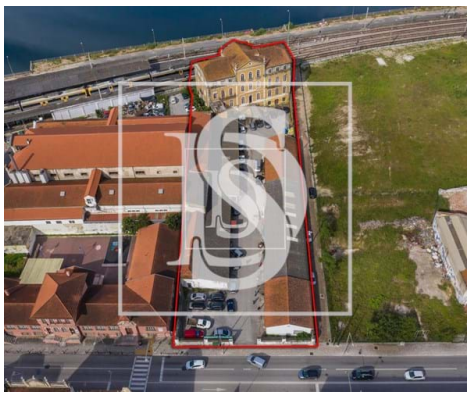
**Pedro Serra**

**Tel:** 919652283

**Email:** pedroserra@decisoesesolucoes.com

## Preço: 5 750 000 €



| 10 | 5 | ✖ | 2272 sqm | 0 sqm | ✔ | 1920 |
|---|---|---|---|---|---|---|

**Ref.** ANDPDRSE210 | Coimbra

## Investment in the Center of Coimbra

Historic Building in the Center of Coimbra.
Located in the noblest area of the historic city of Coimbra, this property is located, consisting of three buildings, the main one dating from the beginning of the last century, in neoclassical style and roof in "Napoleonic" style, with a possible reconstruction area of 1,985 m2.
The other two buildings, currently using offices and warehouses, have a high potential for profitability and construction, allowed by the currently existing implantation area (1,008m2), combined with the construction potential allowed for the site and also the existing urban rehabilitation projects for this area of the city, namely the Urban Rehabilitation Project "Coimbra Rio".

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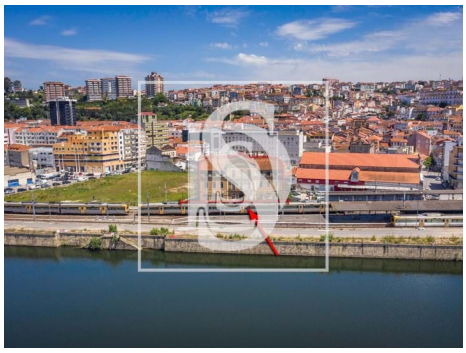

# General features

- Built year: 1920
- Gas: Main grid
- Drive way
- Frontline property
- Central location
- Energetic certification: Exempt
- Mains water
- Garage
- Views: River view, City view
- Floors: 5
- Basement
- Main drainage
- Parking space
- Solar orientation: East, West
- Balcony
- Parking places number: 20