Carla Larangeira

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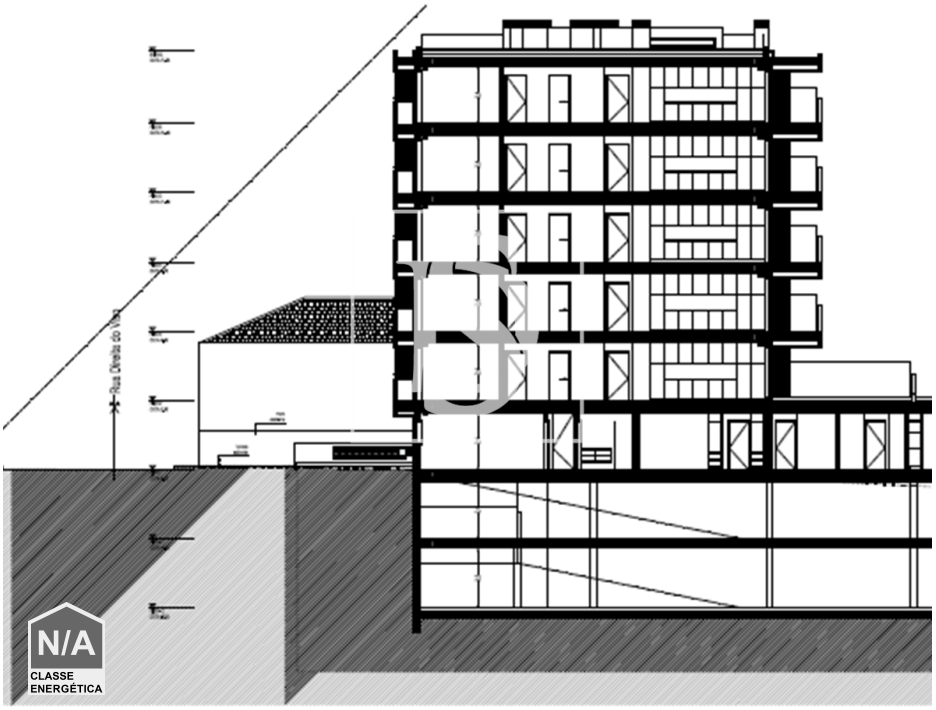
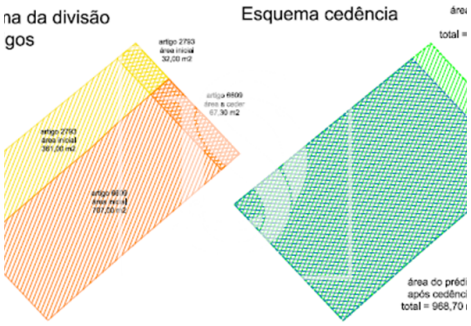
Preço: 1 100 000 €





ÁREA PERMEÁVEL	319,40	M²
ÁREA IMPERMEÁVEL (AI) (A IMP + MUROS: 22,8 M²)	748,60	M²
ÍNDICE MÁXIMO DE IMPERMEABILIZAÇÃO (AI / AT)	0,70	M²
ÁREA MÁXIMA DE EDIFICAÇÃO (AE)	2547,90	M²
PISO 1 (AE: 575 + alpendre: 7,4 + terraços cobertos: 6,6)	589,00	M²
PISO 2 (AE: 384,2 + terraços cobertos: 37,90)	422,10	M²
PISO 3	384,20	M²
PISO 4	384,20	M²
PISO 5	384,20	M²
PISO 6	384,20	M²
ÍNDICE MÁXIMO DE CONSTRUÇÃO (ABC / AT)	2,63	M²
TOTAL DA ÁREA DE CONSTRUÇÃO	3964,60	M²
PISO -2 (Garagem + área técnica)	580,10	M²
PISO -1 (Garagem)	625,60	M²
PISO 1 (AE)	589,00	M²
PISO 2 (AE + Varandas cobertas: 12,6)	434,70	M²
PISO 3 (AE + Varandas cobertas: 49,6)	433,80	M²
PISO 4 (AE + Varandas cobertas: 49,6)	433,80	M²
PISO 5 (AE + Varandas cobertas: 49,6)	433,80	M²
PISO 6 (AE + Varandas cobertas: 49,6)	433,80	M²
OUTRAS ÁREAS	72,00	M²

0	✖	968,7 sqm	1068 sqm	✖

Ref. Projeto Viso 30 frações | Porto

Land with PIP and AProvado Project next to the Viso Metro -

Welcome to Porto's vibrant Viso district, where a dynamic array of experiences awaits just steps from your doorstep. Upon arrival in this charming area, you'll be greeted by an abundance of options for food and drink, with 9 tempting establishments within a 14-minute walk. From savoring the flavors of Churrasquera CL just around the corner to indulging in the culinary treats of City Wok Porto and the traditional dishes of Ribatejo, the food scene here is sure to captivate your senses.

But Viso's charm extends beyond its culinary offerings. With 38 transport points within 15 minutes, getting around is easy. The convenience of multiple bus stops, such as Jerónimo de Azevedo and Viso, ensures a seamless connection to the rest of the city. In addition, the presence of 7 schools, including Viso Elementary School No. 2 and Viso Elementary School, underlines the area's commitment to education and family amenities.

For those looking for day-to-day necessities, Viso also offers 4 grocery options, including the 3 Desejo convenience store and the bustling Mercado do Viso, all within a 13-minute walk. Meanwhile, nature enthusiasts can immerse themselves in the tranquility of the green spaces, with 4 parks nearby, such as

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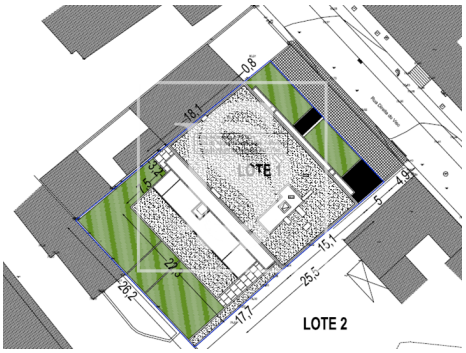
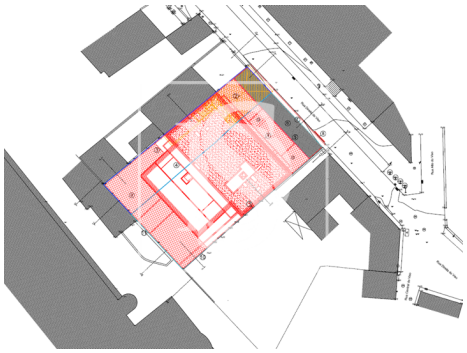
Parque de Requesende and Quinta do Viso, which offer serene retreats from the urban hustle and bustle.

As you make your way through Viso, you'll discover the perfect blend of urban convenience and natural beauty. Whether strolling through the lush gardens of Parque das Sete Bicas or embracing the local community spirit at the nearby pharmacy and hospital, the neighborhood's prosperity and tranquility are sure to leave a lasting impression. So come and experience the charm of Viso, where every corner is filled with opportunities to discover something new and exciting.



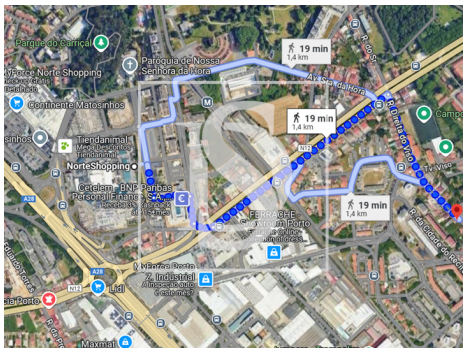


ALTERAÇÃO DO LOTE 1
(ALV.LOT.25-1978)

	LICENCIADO	A ALTERAR
ÁREA DO LOTE INICIAL (S CEDÊNCIA AO DOMÍNIO PÚBLICO)	638,75 M²	639,70 M²
ÁREA DO LOTE (S ANEXAÇÃO DO TERRENO VIZINHO)	-	Lote 1 inicial (artº 6600): 707,0
		Terreno vizinho (artº 2793): 361
		Total do lote 1 após anexação: 1
E CEDÊNCIA AO DOMÍNIO FÚBLICO	-	99,30M² (67,30m² no lote 1 e 32,00m² no terren
ÁREA DO LOTE FINAL (S CEDÊNCIA AO DOMÍNIO PÚBLICO)	638,75 M²	968,70M²
ÁREA DE IMPLANTAÇÃO	252,00M²	625,60M²

LOTE 1
(ALV.LOT.25-1978)

ÁREA DO LOTE (APÓS CEDÊNCIA AO DOMÍNIO PÚBLICO)	968,70M²
ÁREA DE IMPLANTAÇÃO	625,60M²
USO	Habitação Multifamiliar
ÁREA TOTAL DE CONSTRUÇÃO	3.964,60M²
ÁREA DE EDIFICAÇÃO	2.547,90M²
Nº DE PISOS ACIMA DA COTA DE SOLEIRA	6
Nº DE PISOS ABAIXO DA COTA DE SOLEIRA	2
Nº MÁXIMODE FOGOS	30



General features

- Views: City view
- Energetic certification: Exempt