Claudia Holenz

Tel: 913446833

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Preço: 325 000 €

2	2	✖	167,5 sqm	520 sqm	✖	2024

Ref. DSPPORTOAVCH3 | Vila Nova de Gaia

Unique investment opportunity with 2 independent units

 House with 2 Units – Excellent Investment Opportunity or Own Housing

Property in horizontal property, consisting of two independent fractions (A and B), set in a generous plot, ideal for those looking for profitability, versatility or multifamily housing.

 Total land area: 520 m²
 Implantation area: 167.50 m²
 Total gross construction area: 148.20 m²
 Total dependent area: 293.50 m²

 Fraction A

 Gross private area: 74.20 m²
 Floor area: 10 m²
 Integrated land: 168.50 m²

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 Fraction B

 Gross private area: 74 m²
 Gross floor area: 9.30 m²
 Integral land: 125 m²

 Why invest in this property?

Ideal for own housing + extra income

Perfect for families, investors or rentals

Excellent use of land

Fully independent fractions

Medium-term upside potential

General features

- Gross Private Area: 148.2
- Built year: 2024
- Dependent Gross Area: 19
- Laundry

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- Drive way
- Kitchenette
- Views: Countryside views, City view, Pool view, Urbanization view, Garden view
- Bread oven
- Main drainage
- Quiet Location
- Parking space
- Energetic certification: E
- Mains water
- Conservatory
- Storage / utility room
- Frontline property
- Septic tank
- Walking distance to beach
- Central location
- Sealed land area
- Solar orientation: South, East
- Orientation: Exterior

AMI:

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