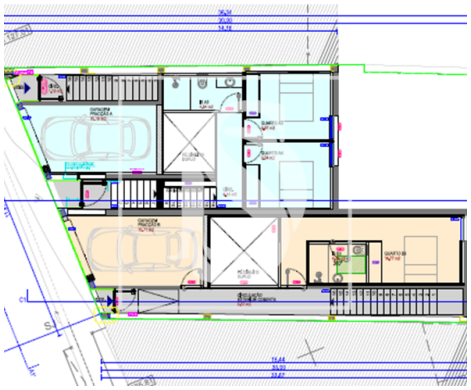
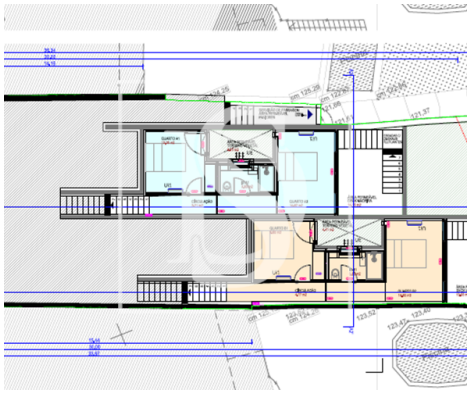
Renata Sobral

Tel: 933057813

Email: renatasobral@decisoesesolucoes.com

Preço: 900 000 €





0	✖	350 sqm	0 sqm	✔	1987

Ref. DSVNGCANCRED0156 | Porto

UNIQUE OPPORTUNITY IN THE HEART OF PORTO. Building for resale with approved project for 6 fractions

Project – Câmara Pestana Street, Bonfim, Porto

1. Strategic Location

- The property is located at **Rua Câmara Pestana, nºs 472, 474 and 476**, parish of Bonfim, Porto.
- Central area in full appreciation, close to **Bolhão, Campanhã and Baixa do Porto**.

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- Excellent **public transport** network: metro (Campo 24 de Agosto, Heroísmo, Bolhão), STCP buses and train connection in Campanhã.
- Strong demand for housing and rentals, especially by young professionals and investors.

2. Property Characteristics

- Total area: **350 m²**
- Covered area: **151 m²**
- Uncovered area: **199 m²**
- Current composition: two basement houses, ground floor and floor, each with private backyard.
- Detailed design already prepared by **A. Burmester Arquitectos Associados, Lda.** (June 2025).

3. Rehabilitation Potential

- The building can be divided into **6 autonomous fractions (A–F),** with areas between 47 m² and 142 m².
- After refurbishment, each unit can be sold for between **€175,000 and €500,000**, totalling **€1.3–1.5 million**.
- Estimated cost of refurbishment: **€300,000**.
- Appreciation margin: more than **€1 million**.

4. Return Strategies

- **Block sale (no works):** €900,000–€1,000,000 → buyer invests in works and resells at a margin of 12–20%.
- **Fractional sale (after remodelling):** €1.3–1.5 million → higher unit valuation and quick liquidity.
- **Rental:** Refurbished T1/T2 in Bonfim yield €900–€1,200/month → excellent passive profitability.

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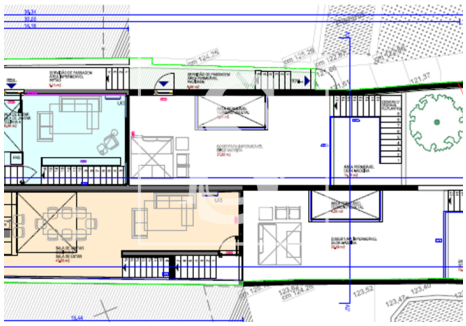
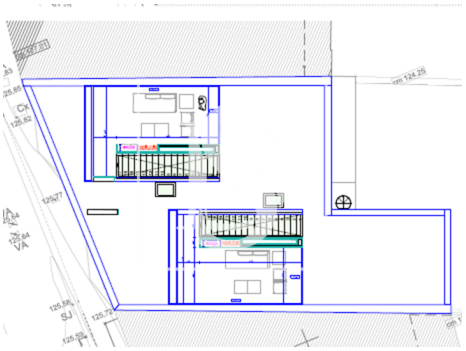
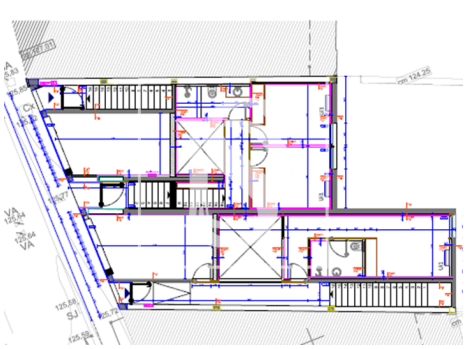
5. Conclusion

This project represents a **strategic investment opportunity**:

- Central location and in enhancement.
- Strong demand for refurbished properties.
- High return potential, either by fractional sale or lease.
- Safe and attractive investment in the Porto real estate market.







General features

- Garden
- Built year: 1987
- Gas: Main grid
- Basement
- Proximity: Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Playground
- Views: City view
- Floors: 3
- Main drainage

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- Central location
- Solar orientation: North
- Garage
- Energetic certification: In process
- Terrace