António Carvalho

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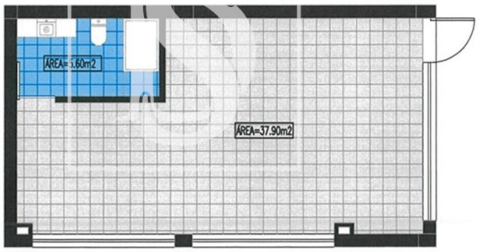
Preço: 88 000 €



CLASSE ENERGÉTICA

1	✖	44 sqm	0 sqm	✖	2026

Ref. DSAVRVCAC145 | Estarreja

Fraction A Store — Floor 0 | New Construction | School Front and Pavilion — Avanca

We present Store A of the new development under construction at Quinta do Outeiro, in Avanca, next to the Continente Supermarket — a commercial fraction with strategic positioning and high visibility, ideal for proximity businesses and public-oriented services.

Located on floor 0, at street level, this store benefits from a window facing the school and sports area, with direct front to the
Escola E.B. 2,3 Prof. Dr. Egas Moniz and for the Adelino Dias Costa Municipal Pavilion — two poles that generate the daily flow of people (students, families, teachers, users of the pavilion and sporting events).

Key features

Approximate area: 44 m²

Floor 0 — direct access and no unevenness

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Storefront with excellent sun exposure (East and South orientation)

Strong pedestrian and road visibility

Inserted in a new building with housing on the upper floors

Modern façade and qualified urban setting

 Outdoor Covered Area — Esplanade Potential

In front of the South window, the fraction benefits from an outdoor covered area, which adds commercial versatility and differentiation:

Possibility to create a small terrace

Waiting area for customers

Product Display

Comfortable transition zone on rainy or sunny days

An element especially valued for concepts such as cafeteria, pastries, snack bar, wellness services or frequent customer service.

 Ideal Business Types

Due to its location and exposure, this store is particularly suitable for:

Coffee shop / pastry / takeaway

Stationery / school support

Tutoring center

Health and wellness services

Aesthetics / hairdressing / barber shop

Insurance, mediation, technical services

Local commerce

 Strategic Value

This fraction combines three rare factors in local commerce:
 Front for daily motion poles
 New construction
 usable covered outdoor space

A solid solution for both own business and commercial lease investment.

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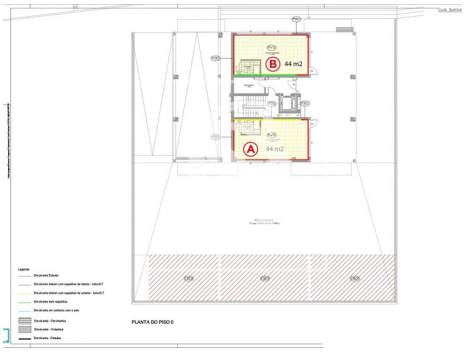

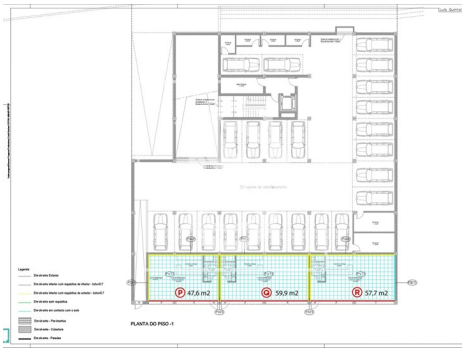

General features

- Thermal insulation
- Thermal acoustic window frames
- Private gross area: 44
- Lift
- Central location
- Energetic certification: B
- Parking places number: 1
- Built year: 2026
- Outbuilding area (Ex. garage, etc): 13,8
- Views: City view
- Double glazing
- Parking space
- Solar orientation: South, East
- Parking Space