



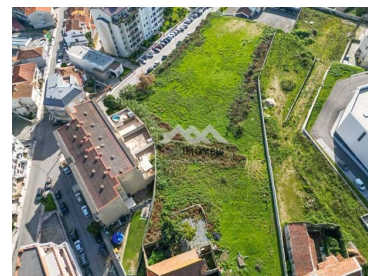
MM396/23RT/SEI

Reference

Scan the QR code to view the property



Rio Tinto - Land



 **7188**

Land Area (m²)

1 900 000 €

(EUR €)

Land in the Urban Area of Porto | 7188 m² | Circumvallation

Land with 7,188 m² in the urban area of Porto that has a highly strategic location and multiple possibilities of use, namely Residential, Commercial, Industrial/Logistics and Services.

Its location ensures:

1. Accessibility:

- Direct access to the city's main roads (VCI, Circunvalação) and motorways (A1, A3, A4, A43 and A28).
- Proximity to public transport (Campanhã Station and Porto Metro).

2. Nearby Infrastructures:

- Important service and commercial centers, such as the Parque Nascente and Dolce Vita Porto shopping centers.
- Urban facilities such as the Estádio do Dragão, Hotel AC Porto, Loja do Cidadão, and the Lusíada University of Porto.



Sandra Estrela

+351 911 555 150 ²

sandra.estrela@mmimoveis.pt

T +351 933 298 913 ² · E geral@mmimoveis.pt
Estr. da Circunvalação 3846 Sala 7, 4435-183 Rio Tinto
AMI 14355

¹ (Call to national fixed network) | ² (Call to national mobile network)



MM396/23RT/SEI

Reference

Scan the QR code to view the property



- Business and logistics infrastructures, such as Mercado Abastecedor and Portgás.
3. Health and Education Services:
- Proximity to the S. João Hospital Center and the university campus.

By consultation, considering the various construction possibilities, some potentials for the development of the space are considered:

Residential:

- Development of a condominium or a medium to high-end multifamily housing project, meeting the growing demand for housing in Porto, especially in areas with a strategic location.

Commercial:

- Creation of a business center, anchor stores or diversified commercial spaces for local services and medium-sized companies.

Industrial/Logistics:

- Taking advantage of the proximity of the Supply Market and the accessibility to the main roads, the land can serve as a warehouse or industrial/logistics pavilion for distribution.

Services:

- Spaces for corporate offices, a business campus or a startup hub, especially considering the presence of nearby universities and services.

It should be noted that Urban Feasibility allows for maximum use. The land area allows the creation of a mixed project (residential and commercial, for example), taking advantage of the location and diversifying the sources of income and sustainability, so the location close to public transport favors projects that prioritize sustainable and ecological solutions.

For any additional information, our team is at your disposal.

Property Features

- Proximity: Airport, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Central location



Sandra Estrela

+351 911 555 150 ²

sandra.estrela@mmimoveis.pt

T +351 933 298 913 ² · E geral@mmimoveis.pt
Estr. da Circunvalação 3846 Sala 7, 4435-183 Rio Tinto
AMI 14355

¹ (Call to national fixed network) | ² (Call to national mobile network)