



MM184.C3/25PRT/AMI

Reference

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Cedofeita, Santo Ildefonso, Sé, Miragaia, São Nicolau e Vitória - Villa



1

Bedrooms



1

Bathrooms



45

Area (m²)

45

Land Area (m²)

230 000 €

(EUR €)

House T1 | Renewed | Garden | Metro | Boavista

A 45sqm bedroom villa, qith garden (45sqm), completely remodeled, integrated in an "island" of three houses, all renovated, on Rua Nove de Julho, close to Rotunda da Boavista.

A deep renovation, with replacement of all electrical and sanitation infrastructure, thermal insulation on roofs, facades with hood coatings, pre-installation of air conditioning and use of quality finishes

The house kept the original high ceilings, providing amplitude and luminosity.

Living room with open space kitchen, fully equipped with hob, oven, extractor fan, combined fridge and dishwasher. Bedroom with wardrobe. Bathroom with shower, washbasin with storage and cupboard.

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



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Between Rua da Constituição and Boavista, 200 meters from Carolina Michaëlis Secondary School and Largo da Ramada Alta, the two-storey building is located in a residential area of the city, practically at the central geometric point of Porto, providing a privileged location for access to any point in the city. The area where the building is located is a central, consolidated and safe urban area, which allows for a quality city experience.

The STCP stop of Quinta Amarela of several bus lines is just 100 meters from the site, and two Metro stations (Casa da Música and Carolina Michaëlis) are the same 7-minute walk away. For those who prefer to change the Metro for even smoother means of locomotion, by bicycle you can access the University Pole in 12 minutes.

Also within a convenient radius for walking are several supermarkets: Continente, Pingo Doce, Mercadona, Froiz. In the vicinity of the building are numerous commercial and service establishments, such as: pharmacy, laundry, cafes, confectioneries, dance academy, car workshops, billiard club, beauty salon, optician, etc...

CREU-IL, the Jesuits' university centre and cultural space, is 300 metres away, as is the Church of Our Lady of Fatima. The Nossa Senhora da Paz Social Complex, located in Quinta Amarela, a two-minute walk away, has facilities such as a Nursery, Kindergarten and Senior Residence.

A location that gives centrality without prejudice to peace.

Exempt from the SCE, under Decree-Law No. 101-D/2020 of December 7th.

Property Features

- Air conditioning pre installation
- Equipped kitchen
- Laminated floor
- Proximity: Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Renovation year: 2025
- With outdoor area
- Electric shutters
- Views: Urbanization view, Garden view
- Quiet Location
- Energetic certification: Exempt
- Thermoaccumulator
- Dishwashing machine
- Fitted wardrobes
- Built year: 1950
- Floors: 1
- Double glazing
- Laundry
- Central location
- Orientation: Interior

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