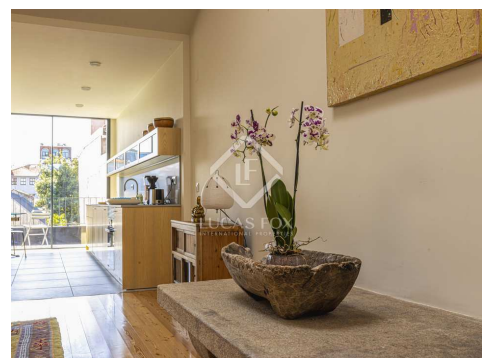
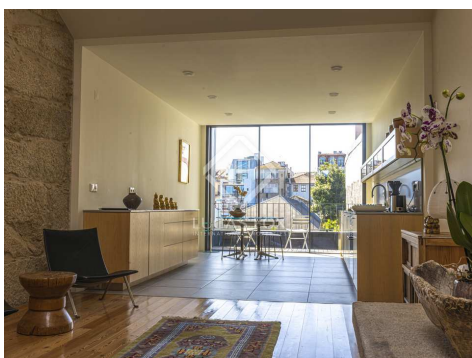


€375,000 Apartment - For sale

## Excellent 1 Bedroom apartment with 6m<sup>2</sup> terrace for sale in Porto, Portugal

Portugal » Porto » 4050-039

**1** Bedrooms    **1** Bathrooms    **53m<sup>2</sup>** Floorplan    **6m<sup>2</sup>** Terrace



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### OVERVIEW

## Excellent 1 bedroom apartment with license for AL, in Baixa do Porto in a period building, object of impeccable rehabilitation. A housing unit with unique and distinctive features

Rua do Almada was the first major street to be opened, in 1761, outside the Fernandine Walls. Known as the street of hardware warehouses, electrical and rubber stores, Rua do Almada was also the first street to have sidewalks. Rua do Almada has reinvented itself and is fashionable due to the shops, hotels and restaurants that have settled there.

The name is due to João Almada e Melo. He was Governor of Porto in the second half of the 18th century and played an extremely important role in the city's urban expansion.

According to what they say, he was largely responsible for the restructuring and organization of the space that we now call Baixa do Porto.

In addition to all this, João Almada e Melo was also a man of the arts, which is why he is considered to have been the precursor of lyrical theater in Porto and even in Portugal. Despite not being a native of Porto, the impact and influence he had on the organization of the city's urban expansion meant that his name was immortalized in the history of Invicta.

In this artery of the historic center of the city of Porto, a building dating from the 19th century has been reborn, of particular architectural beauty, which has been given a new look, whilst maintaining its original design. We are talking about a project made with passion, dedication, attention to detail, criteria and rigor in the details of the physical and naturalistic spaces that make it up, almost as if it had been made by a "house tailor".

Inserted in this beautiful building, a housing unit is developed with licensing for AL, with a minimalist atmosphere given by the organization of the space and details accentuated by the furniture.



[lucasfox.com/go/opo41704](https://lucasfox.com/go/opo41704)

Garden, Lift, Period features,  
Period Building, Natural light, High ceilings,  
Transport nearby, Renovated, Open kitchen,  
Equipped Kitchen, Double glazing, Balcony,  
Air conditioning

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<b>1</b>	<b>1</b>	<b>53m<sup>2</sup></b>	<b>6m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Terrace

The atmosphere created produces an effect of lightness, generated by natural light, the considerable ceiling height of the apartment and the almost intentional and apparent careful disorganization of the garden, which gives it a unique mystique and energy.

This apartment, located on the 2nd floor of the rehabilitated building, with unique characteristics, is aimed at those who appreciate exclusivity.

Program and distribution in the building

Existing building subject to a careful and excellent rehabilitation

Floor 0 – two workshops

1st floor – one housing unit

2nd floor – three housing units

Garden

New building – three housing units

Description of housing (T0+1)

Gross construction area – 58.94 m<sup>2</sup>

Fraction area – 53.31 m<sup>2</sup>

Balcony area – 5.63 m<sup>2</sup>

West

Flooring – Riga

Wardrobes

Double glazing with thermal cut

Air conditioning

Hob – “Bora”, oven “Miele”, ML “Miele”, fridge and freezer “Siemens”

Bath – Cascais Limestone

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