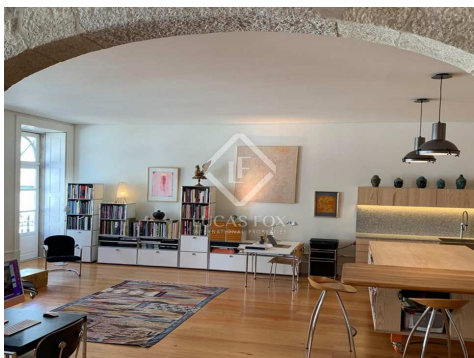


€1,500,000 Apartment - For sale

## Excellent 2 Bedroom apartment with 85m<sup>2</sup> garden for sale in Porto, Portugal

Portugal » Porto » 4050-034

**2** Bedrooms    **3** Bathrooms    **235m<sup>2</sup>** Floorplan    **85m<sup>2</sup>** Garden



Contact us today for more information or to arrange a viewing

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### OVERVIEW

**Excellent 2-bedroom apartment of 235 m2 with AL license, in a period building, subject to impeccable rehabilitation, in downtown Porto. A housing unit with unique characteristics of sophistication and exclusivity.**

Rua do Almada was the first large street to be opened, in 1761, outside the Fernandina Walls. Known as the street of hardware warehouses, electrical and rubber stores, it was also the first street to have sidewalks. Since then it has reinvented itself, and today it is in vogue due to the shops, hotels and restaurants that have set up shop 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 and is considered 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, there is a housing unit licensed for AL, with a minimalist atmosphere given by the organization of the space and the details accentuated by the furniture.



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Garden, Lift, Wooden flooring,  
Period Building, Natural light, High ceilings,  
Underfloor heating, Views,  
Transport nearby, Tourist License,  
Renovated, Interior, Heating,  
Gourmet lounge, Fireplace, Exterior,  
Equipped Kitchen, Double glazing,  
City views, Chill out area, Balcony,  
Air conditioning

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<b>2</b>	<b>3</b>	<b>235m<sup>2</sup></b>	<b>85m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Garden

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 with unique characteristics, located on the 1st floor of the rehabilitated building, is aimed at those who appreciate exclusivity.

Program and distribution of the building

Existing building undergoing excellent and careful rehabilitation

Floor 0 – two workshops

1st floor – one housing unit

2nd floor – three housing units

Garden

New building – three housing units

This apartment is located in an old rehabilitated building

Typology T2

235 m<sup>2</sup> of gross construction area

Balcony with 5 m<sup>2</sup>

Common garden with 85 m<sup>2</sup>

East/west orientation

Underfloor heating in Riga

Wardrobes

Two suites

Service bathroom

Double glazing with thermal cut

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Fireplace

Air conditioning



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