




Paranhos - Commercial property



 **7036**
Area (m²)

 **Garage**

 **Swimming Pool**

56 580 € / Month
(EUR €)

Centrally located store - Porto

The property for sale is located on the corner of Rua da Constitution and Rua Cantor Zeca Afonso, in the parish of Paranhos, in the municipality of Porto.

It is a consolidated urban area, quite central, of a mixed nature, with the coexistence of houses, collective housing buildings, service buildings, commerce on the ground floor and all types of urban support and support equipment. leisure.

The property is in the same configuration as the previous tenant, who operated a health club.

The fraction is distributed over two floors, ground floor and basement.

The ground floor has an entrance hall, circulation corridor, bar, nursery, sanitary facilities, open-space gymnasium rooms and changing rooms.



The basement consists of a circulation corridor, swimming pool, changing rooms, sanitary facilities, storage and technical areas. Circulation between floors is via interior stairs and elevator.

The property is located in the Constitution – Marquês area, next to Vitalis Park (Futebol Club do Porto), 250 meters from Santa Maria Hospital, 600 meters from Lapa Church, 1.4 km from City Hall and 2 km from the University Center/Hospital S. João and Estádio do Dragão.

Access is good, 900 meters from the A20, 1.5km from the N13/N14, 2.2km from the A44/E1, 2.3km from the N12, 2.8km from the A1/A28 and 4km from the A4.

Also noteworthy is the existence of 164 parking spaces located on floors -3 and -4.

Property Features

- Pool
- Garage
- Drive way
- Lift
- Electric garage gate
- Mains water
- Proximity: Airport, Beach, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools
- Floors: 2
- Views: City view
- Double glazing
- Energetic certification: C