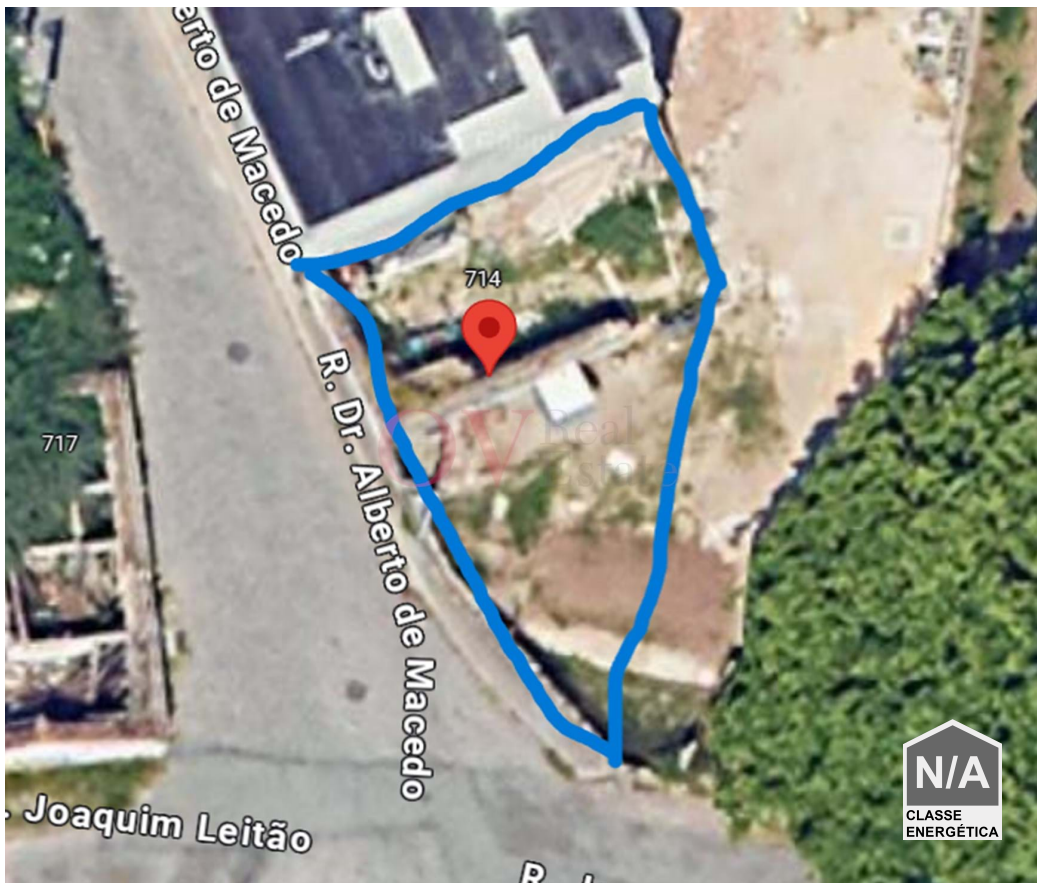




Ramalde - Ruin



 **2** Bedrooms
 **2** Bathrooms
 **112** Area (m²)
 **140,65** Land Area (m²)

119 900 €
(EUR €)

Land with a ruin of 140m² with an approved project at Rua Dr. Alberto Macedo, n° 714, in Ramalde

I would like to live in Porto, in the Pinheiro Manso Area... We have an ideal option for you.

Land with 140.65m² at Rua Dr. Alberto Macedo, n° 714, in Ramalde, Porto.

Land with 140.65 m², existing ruin of 66.15 m², with approved project for the construction of a 2 bedroom villa with 2 floors, ideal for own housing or investment. With a floor area of approximately 112 m² and a garden for family or leisure moments.

Ground Floor:

- . Room with approximately 30m²,
- . Kitchen with connection to the living room,
- . Full bathroom.



Odete Vasconcelos

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Rua Dom Nuno Álvares Pereira 290, Piso 2, Sala BH Matosinhos
AMI 20811

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



1st Floor:

- . Two spacious bedrooms, one with a private balcony and the other with a built-in closet.
- . Full bathroom to support the rooms.

Nearby and points of interest:

Transport:

Ramalde Metro Station: About 700 meters (approximately 9 minutes walk).

Nearby bus stops at Rua Dr. Alberto Macedo and adjacent avenues.

Hospitals and Health:

Prelada Hospital: About 2 km away (5 minutes by car) and CUF hospital 5 minutes away.

Several pharmacies in the vicinity (Farmácia Prelada and Farmácia Ramalde).

Commerce and Services:

Supermarkets such as Pingo Doce and Minipreço within a radius of 1 km.

Restaurants, cafes and other services in the surrounding area.

Nortshopping 5 minutes

Matosinhos Beach 10 minutes.

Education:

Schools of various levels of education, such as Fontes Pereira de Melo Secondary School, about 1.5 km away.

Access:

VCI is only a 3-minute drive away, allowing quick connections to the center of Porto and other areas.

About a 10-minute drive from Rotunda da Boavista.

Other points of interest:

Parque da Prelada: Excellent green space for walking and leisure, 1 km away.

Close to the Bessa Stadium and the shopping areas of Avenida da Boavista.

If you are looking for a plot of land with a project ready for construction, in a central location and with great access, this is an excellent opportunity.



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Property Features

- Fitted wardrobes
- Garden
- Drive way
- Quiet Location
- Mains water
- Proximity: Airport, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Playground
- Floors: 2
- Views: City view, Urbanization view
- Energetic certification: Exempt
- Balcony



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