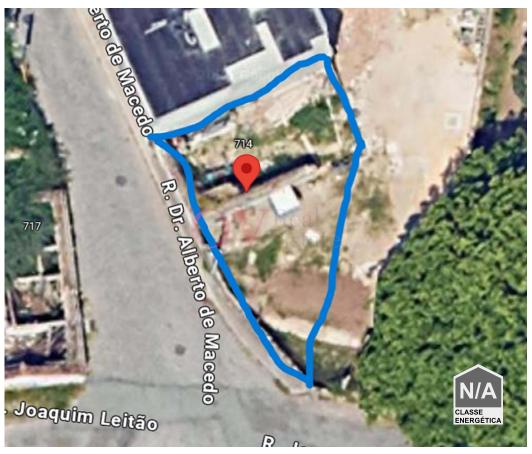


Scan the QR code to view the property





## Ramalde - Ruin









Bedrooms







Land Area (m²)

119 900 €

(EUR €)

## Land with a ruin of 140m2 with an approved project at Rua Dr. Alberto Macedo, no 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, no 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.



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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



520-01-108

Reference
Scan the QR code to view the property



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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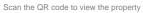
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520-01-108

Reference





## **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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