

EDIFÍCIO HISTÓRICO

PORTO - AV. ALIADOS

AMI 25356



Who we are

Luso7Invest is a consultancy specialized in the acquisition and structuring of financial businesses, legal advisory, property management, and real estate consultancy. We offer personalized and confidential support, ensuring the best business opportunities.



Acquisition et Structuration de Projets

- Complete Setup and Advisory for Businesses
- Development of projects / European funds
- Identification of the best investment opportunities



Legal Advisory

- Legalization and Visas
- Immigration Process
- Inheritance and Succession



Real Estate Consultancy

- Property Management and Enhancement
- Support in the acquisition and sale of properties





Porto

ICONIC & HISTORIC

PORTO PRIME LOCATION

Porto A venue





BUILDING ICONIC

AVENIDA DOS ALIADOS

NESTLED IN THE HEART OF PORTO, ONE OF EUROPE'S MOST VIBRANT AND HISTORIC CITIES, AN EXCEPTIONAL PROPERTY IS NOW AVAILABLE FOR SALE ON AVENIDA DOS ALIADOS. THIS ICONIC BUILDING, WITH ITS COMMANDING PRESENCE AND PRIME LOCATION, OFFERS A UNIQUE OPPORTUNITY FOR INVESTORS AND DEVELOPERS LOOKING TO MAKE A SIGNIFICANT IMPACT ON PORTO'S DYNAMIC HOSPITALITY SCENE.



HIGHLIGHTS

PROPERTY

IMPOSING PRESENCE:THIS SIX-FLOOR BUILDING BOASTS A TOTAL AREA OF 2,860 SQUARE METERS, MAKING IT A SUBSTANTIAL AND IMPRESSIVE PROPERTY IN PORTO'S CITYSCAPE.

ELEVATOR ACCESS:EACH FLOOR IS ACCESSIBLE VIA A MODERN LIFT, ENSURING CONVENIENCE AND ACCESSIBILITY FOR ALL GUESTS.

VERSATILE POTENTIAL:CURRENTLY VACANT, THE BUILDING IS PRIMED FOR TRANSFORMATION INTO A LUXURIOUS 4 OR 5-STAR HOTEL WITH THE CAPACITY FOR 95 ELEGANTLY DESIGNED ROOMS.

PRIVATE PARKING:A RARE AND VALUABLE AMENITY IN THE HEART OF THE CITY, THE PROPERTY INCLUDES PRIVATE PARKING FACILITIES, ENHANCING ITS APPEAL TO FUTURE HOTEL GUESTS.

EXPANSION OPPORTUNITIES:THE SALE ALSO INCLUDES AN APPROVED PROJECT FOR THE CONSTRUCTION OF THREE ADDITIONAL FLOORS ON THE ADJOINING BUILDING, PROVIDING EVEN MORE SPACE FOR POTENTIAL DEVELOPMENT.



POTENTIAL

INVESTMENT

TRANSFORMING THIS HISTORIC BUILDING INTO A PREMIER HOTEL WILL NOT ONLY ENHANCE ITS VALUE BUT ALSO CONTRIBUTE TO THE THRIVING TOURISM INDUSTRY IN PORTO. THE CITY'S RICH HISTORY, CULTURAL HERITAGE, AND VIBRANT ATMOSPHERE ATTRACT MILLIONS OF VISITORS ANNUALLY, MAKING IT AN IDEAL LOCATION FOR A HIGH- END HOSPITALITY VENTURE.

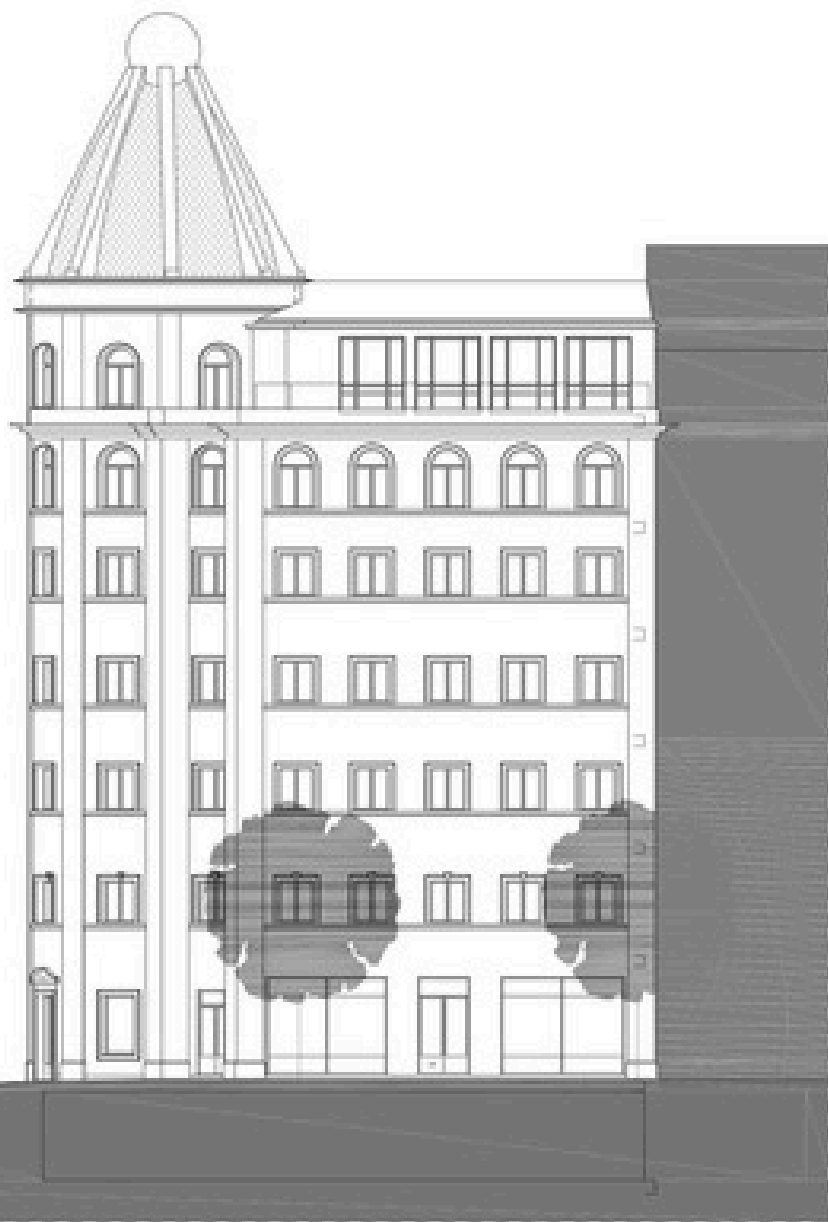
WITH ITS STRATEGIC LOCATION ON AVENIDA DOS ALIADOS, PROXIMITY TO KEY LANDMARKS LIKE PONTE DOM LUÍS I, AND THE POTENTIAL FOR EXPANSION, THIS PROPERTY REPRESENTS A RARE AND LUCRATIVE INVESTMENT OPPORTUNITY IN ONE OF PORTUGAL'S MOST BELOVED CITIES.





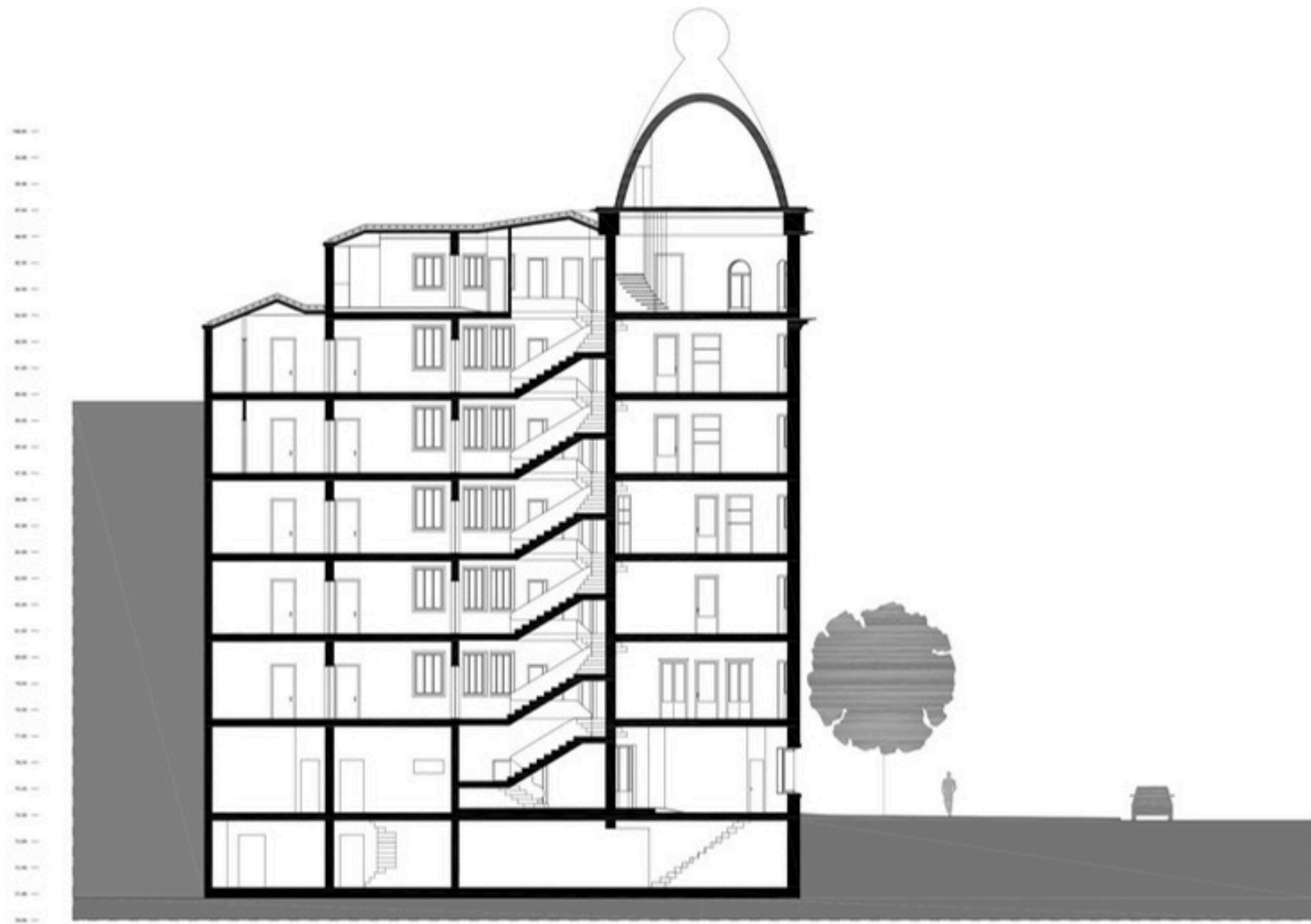
AREA INFORMARION

FLOORPLANS

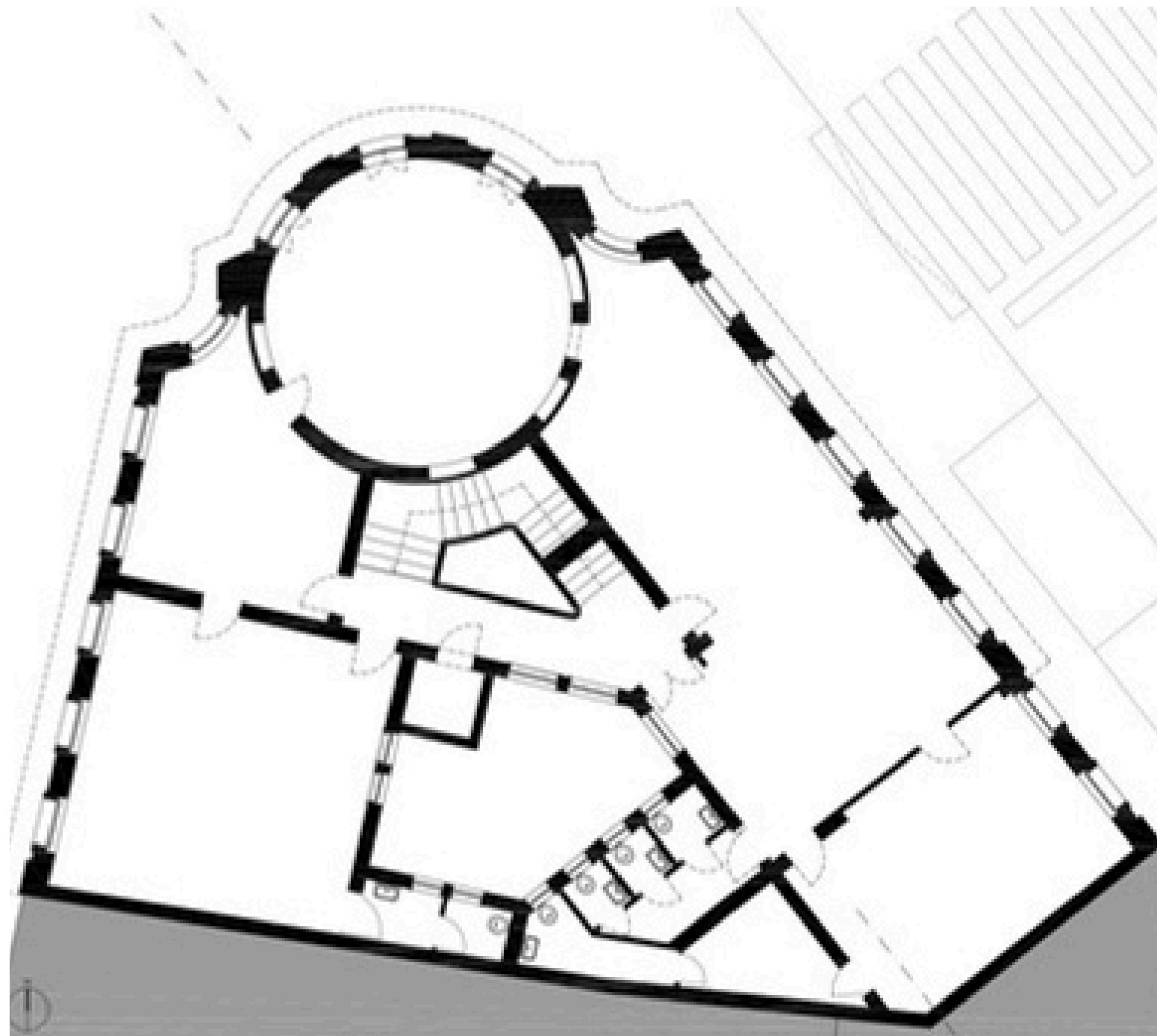


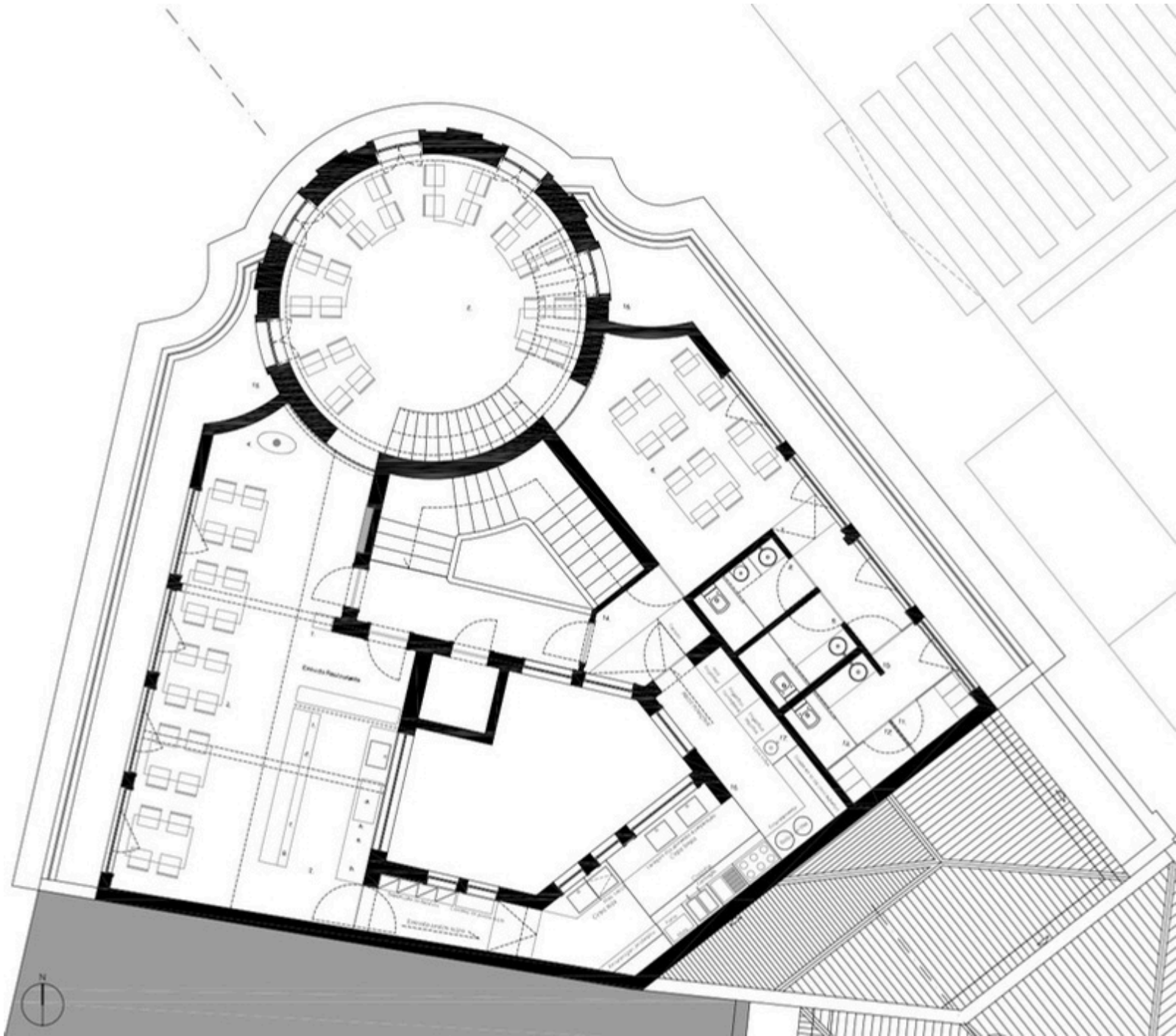
A. QUADRO PRINCIPALE - VISTA DALLA PIAZZA DI SAN PIETRO

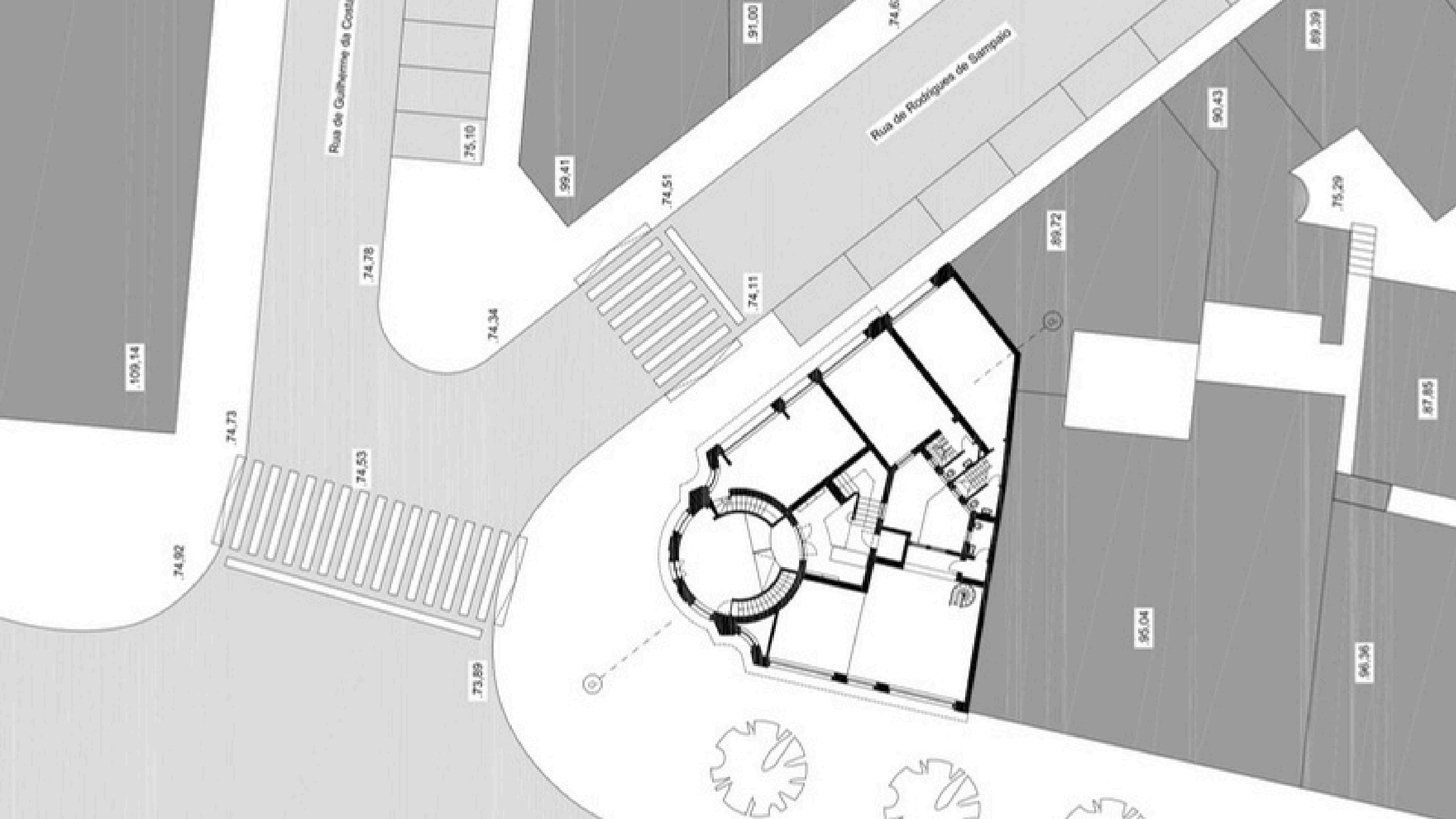
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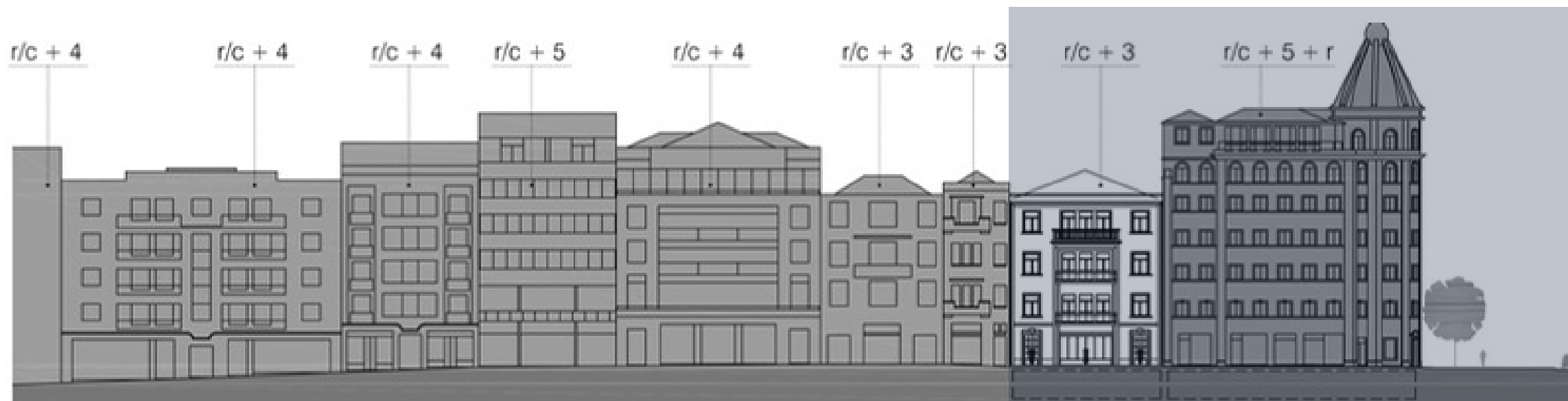


CORTE LONGITUDINAL - PELA CASA DE ESCADAS







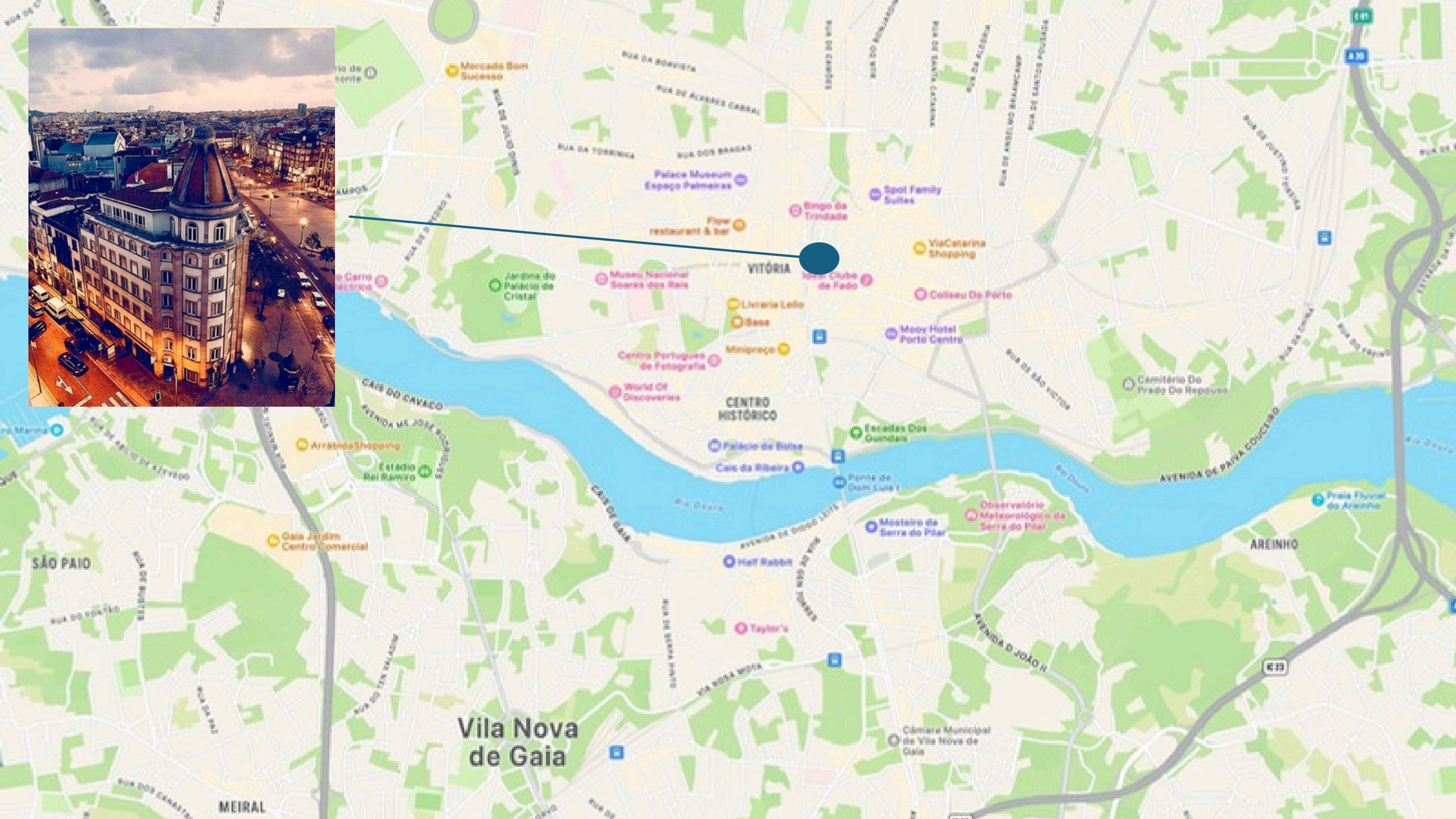


PRIME


LOCATION

AVENIDA DOS ALIADOS IS OFTEN REFERRED TO AS THE "LIVING ROOM" OF PORTO, SERVING AS THE CITY'S MAIN AVENUE AND A HUB OF ACTIVITY. THIS PRESTIGIOUS LOCATION PLACES THE BUILDING AT THE EPICENTER OF CULTURAL, COMMERCIAL, AND SOCIAL LIFE IN PORTO. THE AREA IS RENOWNED FOR ITS STUNNING ARCHITECTURE, LIVELY ATMOSPHERE, AND PROXIMITY TO MAJOR LANDMARKS.

ONE OF THE MOST NOTABLE ATTRACTIONS NEARBY IS THE ICONIC PONTE DOM LUÍS I, A DOUBLE-DECK IRON BRIDGE THAT SPANS THE DOURO RIVER. DESIGNED BY THÉOPHILE SEYRIG, A DISCIPLE OF GUSTAVE EIFFEL, THIS BRIDGE IS NOT ONLY A MARVEL OF ENGINEERING BUT ALSO A SYMBOL OF PORTO. THE BUILDING ON AVENIDA DOS ALIADOS IS CONVENIENTLY LOCATED JUST A SHORT DISTANCE FROM THIS HISTORIC BRIDGE, OFFERING EASY ACCESS TO BOTH THE RIBEIRA DISTRICT AND VILA NOVA DE GAIA, KNOWN FOR ITS FAMOUS PORT WINE CELLARS.





An aerial photograph of a city with a dense grid of buildings featuring red-tiled roofs. A river flows through the upper right portion of the image. A white bridge, identified as the Dom Luis I Bridge, spans the river. A white rectangular box highlights a specific area in the center of the city, labeled as the building location. Another white rectangular box is positioned near the river, with a line pointing to the Dom Luis I Bridge.

DOM LUIS I BRIDGE

BUILDING LOCATION



LUSO7 INVEST
BUSINESS CONSULTING

Thank You

CONTACT FOR MORE INFORMATION