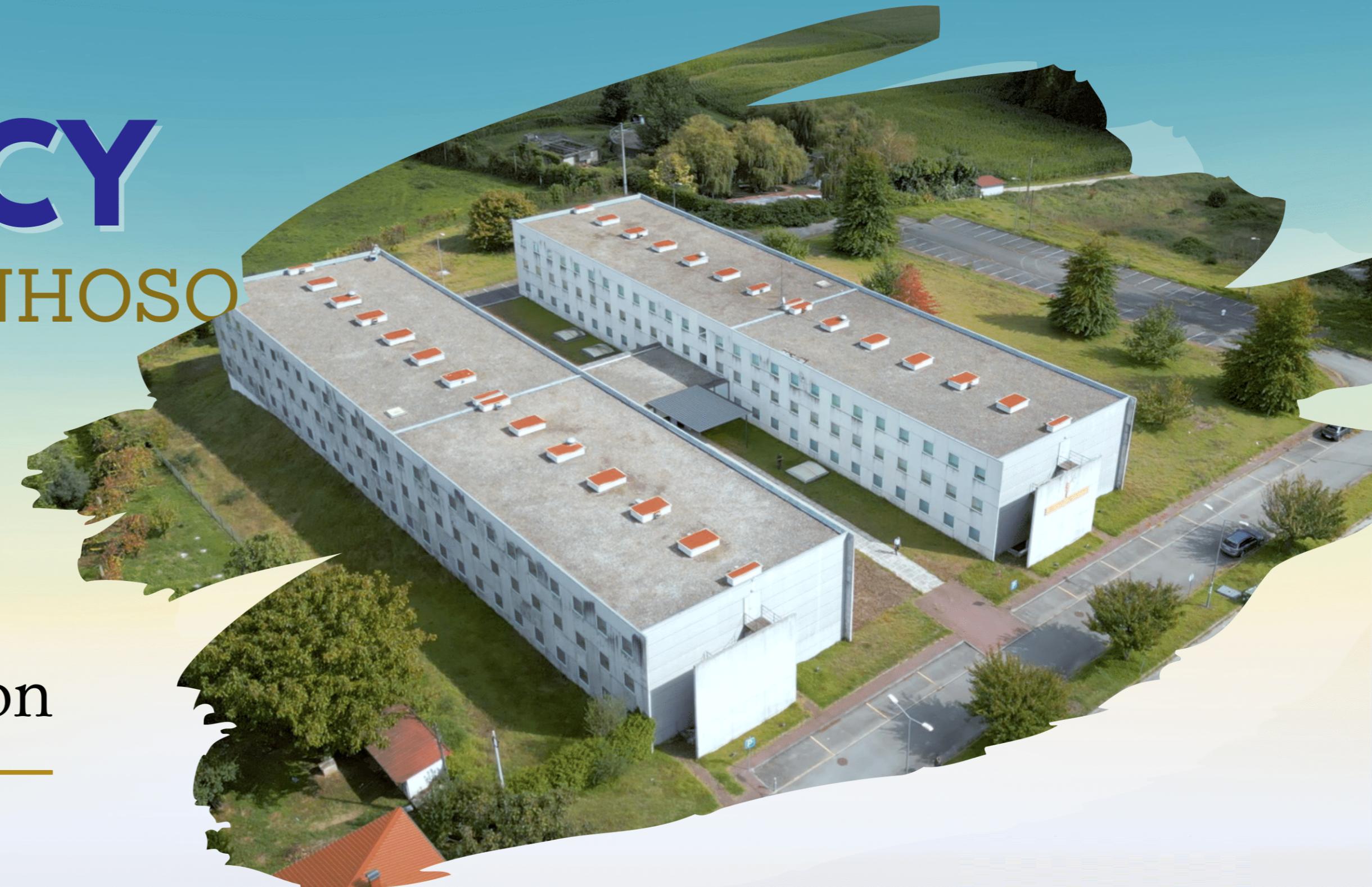


STUDENT RESIDENCY

POVOA DO LANHOSO

Business Presentation
2024



STRATEGIC LOCATION

EASY ACCESS IN BRAGA

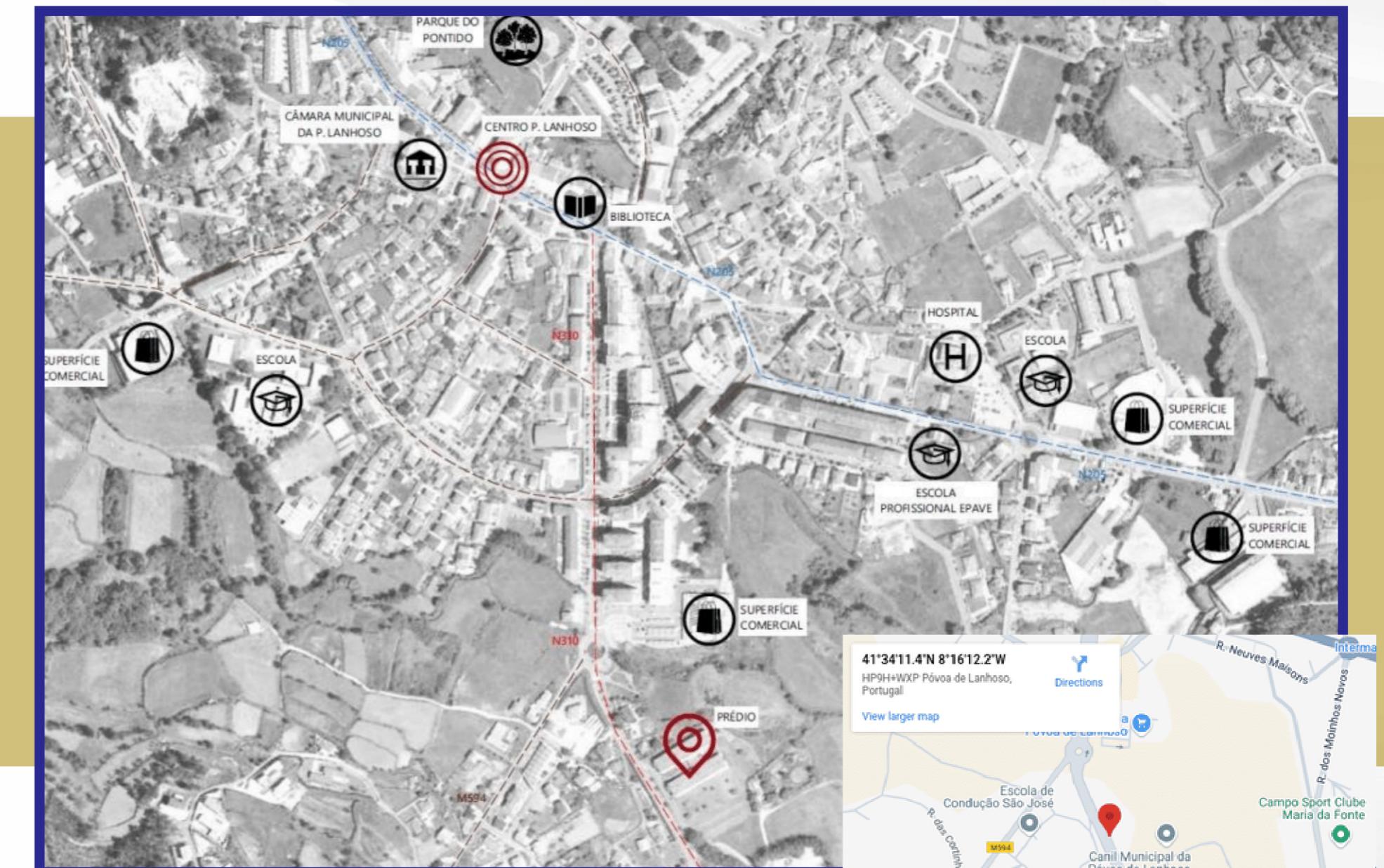
**Estrada de Mirão 161
4830-561 Póvoa de Lanhoso
BRAGA
Lat 41.5699; Long -8.27011**



STRATEGIC LOCATION

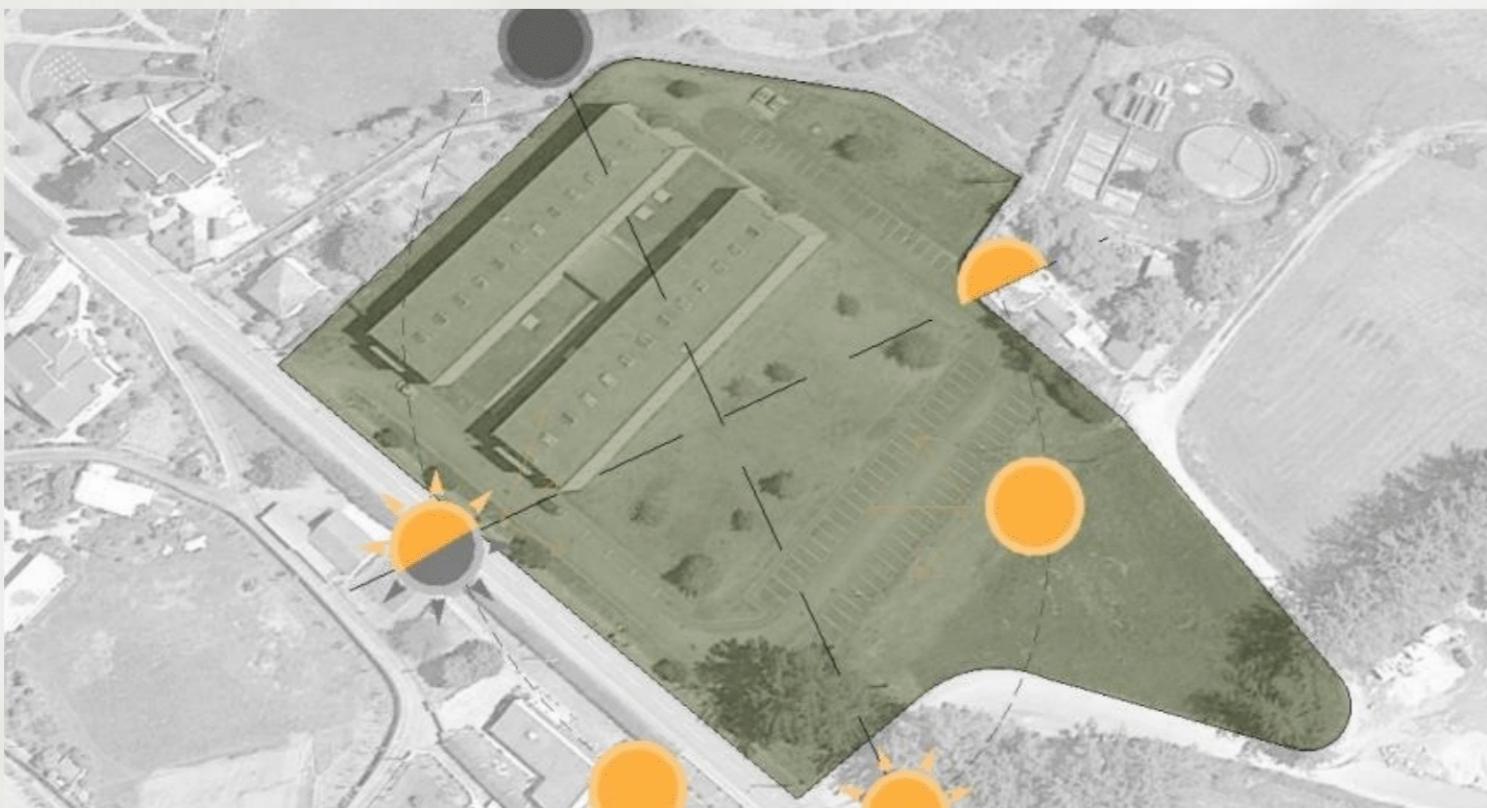
EXCELLENT ACCESSIBILITY IN PÓVOA DE LANHOSO

The location benefits from its proximity to the center of the village of **Póvoa de Lanhoso**, as well as from a set of access routes to the outskirts of the **municipality**. It stands out for its accessibility to the cities of **Braga** (13 km) and **Guimarães** (19 km), as well as its proximity to **Francisco Sá Carneiro Airport** (66 km) and the **Braga municipal airfield** (23 km).



Google Map

PRIME LOCATION COMPREHENSIVE INFRASTRUCTURE AND ACCESSIBILITY



The connection to structural axes allows easy access to **various commercial, service, educational, and hospital** facilities, which benefit the entire surrounding area of the building under analysis.

The building is located in a predominantly residential area, surrounded by **commerce, services, facilities, hospitals, schools, leisure areas, etc.**, where an infrastructure network for **water supply, sanitation, gas, electricity, and telecommunications** is already in place.

The building's layout takes advantage of the **four solar orientations**, with the longitudinal facades facing **North and South**.

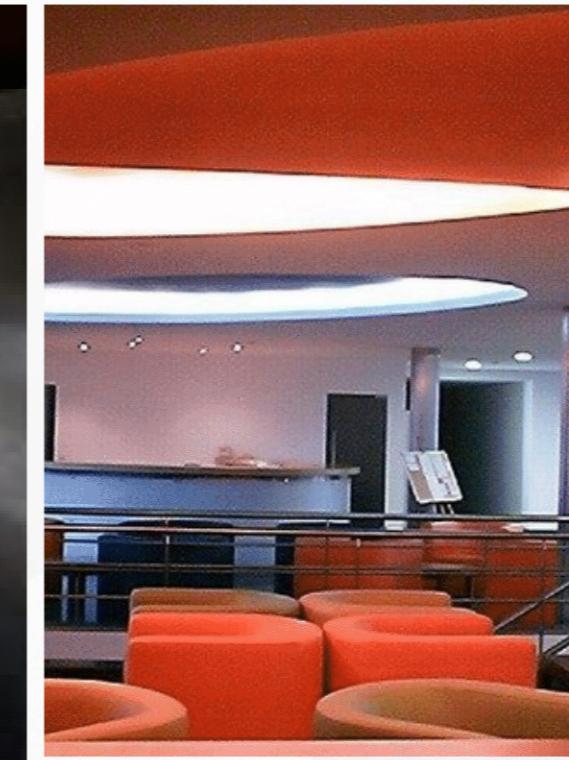
STRATEGIC LOCATION OVERVIEW

PROXIMITY TO KEY AMENITIES AND INFRASTRUCTURE



ELEGANT INTERIOR DESIGN

BLENDING COMFORT WITH STYLE AND FUNCTIONALITY



SPACIOUS GROUNDS AND EXTERIOR DESIGN

9,500M² GREEN SPACES WITH AMPLE PARKING

LAND

16.442 m²

BUILDING

Total private gross area: 11,260 m² Private gross area above ground: 7,650 m²
Covered area: 3,610 m² Uncovered area: 12,832 m²

AREAS

Cave – 3. 610 m²

R/c – 2.670 m²

1st Floor – 2,490 m²

2nd Floor – 2,490 m²

FLOORS

Sidewalks – 325 m² Outdoor parking area – 1,110 m² Street area – 1,551 m² Gardens – 9,500 m²

EXTERIOR

UNIVERSITY RESIDENCE COMPLEX

MODERN AMENITIES AND ACCESSIBILITY

A building designed as a university residence with 293 double rooms featuring private bathrooms, including 3 rooms for guests with reduced mobility.

This complex comprises 4 interconnected blocks through a central reception and living area, spread over 3 floors with a firebreak system. The basement includes a cafeteria and kitchen, adaptable to a laundry room, and covered parking for 140 spaces.

Outside, there's a leisure area and green spaces totaling 9,500m², plus 91 exterior parking spaces.

Heating is provided by natural gas boilers, with an air conditioning system throughout. It has a borehole for 8-hour daily irrigation and a power transformer station (630kva, revised in 2020) with an energy rating of C.

The building is in excellent condition and currently operational, used in recent public utility events. (Constructed in 2003 with an occupancy permit from January 2006).



CONTACT US FOR DETAILED PRICING INFORMATION



ASKING PRICE
8.000.000,00€

▶ [Video Link](#)