



€1,200,000

Ref: DL36340

546 sqm

Commercial space with 546 m², new and ready to deed, located on Avenida da Senhora da Hora, in Matosinhos, inserted in t...

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Property Description

Commercial space with 546 m², new and ready to deed, located on Avenida da Senhora da Hora, in Matosinhos, inserted in the contemporary Factory Building. An exceptional space for its size, versatility and framing, ideal for a wide variety of uses.

With a generous area and a large configuration, this space easily adapts to restaurants, retail, clinic or health unit, offices, coworking, showroom, gym, services or hybrid projects. The plant allows multiple layout solutions, offering total freedom for customisation of the concept and operation, responding to the requirements of medium and large businesses.

The space also has four parking spaces, an attribute particularly valued in a strategic urban location, ensuring convenience for employees, customers or logistics to support the activity.

Inserted in a building of contemporary architecture and industrial identity, the space benefits from the differentiating surroundings of the Factory, which has a private garden for common use by the owners. To this is added the direct access to the private green park of Jardins da Efanor, with about 30,000 m², an absolutely differentiating asset that reinforces the quality of the experience for customers, employees and users of the space.

The location is strategic and highly valued. Located on one of the main avenues of Senhora da Hora, the space benefits from excellent visibility and quick road access to the A28, A4, Circunvalação and main internal roads of the Porto Metropolitan Area. It is just a few minutes from NorteShopping, the CUF Institute, Colégio Efanor and Porto Business School, also benefiting from the proximity to residential, business and academic centres of high relevance. Within walking distance are several metro stations, ensuring excellent accessibility and a constant flow of people.

This is a space designed for ambitious projects, which seek scale, flexibility and a differentiating framework, in one of the urban axes with the greatest growth and consolidation in the Greater Porto Area.

A unique opportunity to install or expand your business in a modern, green and strategically located environment.

Don't miss this opportunity, book your visit now.

Gallery



logo

Additional Details

Attributes

<div><div>Status</div><div>Available</div></div>	<div><div>Net Area</div><div>546sq m</div></div>	<div><div>Gross Area</div><div>546sq m</div></div>
<div><div>Year Built</div><div>2025</div></div>		

Site Floorplan

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