



LUXIMOS

CHRISTIE'S
INTERNATIONAL REAL ESTATE



**OFFICE WITH LARGE PATIO
FOR SALE IN VILA NOVA DE
GAIA, PORTUGAL**

Ref. LS05333

€ 1 355 000

Exclusive office for sale in the center of Vila Nova de Gaia. This extraordinary duplex building, situated in one of Gaia's most promising locations, represents a unique opportunity due to its location next to a UNESCO World Heritage Site. It stands out for its versatility and flexibility due to the possibility of housing or services. Completely renovated with a sophisticated contemporary design, this two-storey building sets new standards of excellence in sustainability and technology. Classified with A energy certification, the property incorporates state-of-the-art SMART solutions and stands out for its exceptional acoustic efficiency, providing an atmosphere of absolute tranquility in the heart of the city. Set on a 350 m² p...

Plot Area:	350 m ² 3 767 sq ft	Deployment Area:	237 m ² 2 551 sq ft
Building Area:	334 m ² 3 595 sq ft	Bedrooms:	4
Bathrooms:	4	Energy efficiency:	A