



CEDOFEITA
271



Concept
Conceito

The Arts Neighbourhood is one of the most sought out in Porto. Vibrant, young, with a lot of alternative and fashionable businesses like art galleries, coffee shops and restaurants. Cedofeita is a pedestrian street with a lot of commerce, an historic street that is part of the century old Way of Saint James. Royal Ventures Cedofeita 271 is a detailed rehabilitation of a burguese house from the late XIX that maintains and recovers the main aspects of that time period, like the fine woods, exquisite plasterwork, and granite stonework but also implements an elevator and new materials that guarantee the acoustic confort and thermal efficiency of a XXI house. This symbioses between preserving the patrimonial and historic value and making it modern is what makes the Royal Ventures Cedofeita 271 an unique and investment worthy real estate.

O bairro das artes é uma das localizações mais procuradas na cidade do Porto. Bairro vibrante, jovem, com muito comércio alternativo de moda, galerias de arte, coffe shops, restaurante. A rua de Cedofeita é uma das ruas pedonais de comercia mais importantes da cidade, rua histórica que faz parte do traçado secular dos caminhos de peregrinação a Santiago de Compostela. O edifício Royal Cedofeita parte de uma cuidadosa e detalhada reabilitação que recupera e mantém as principais características e materiais da época, com madeiras nobres, bonitos e luxuosos trabalhos de estuque, e cantarias de granito, mas ditando o edifício de elevador e dos melhores materiais que garantam conforto acústico e eficiência térmica das exigências de uma casa do século XXI. Esta empenhada simbiose entre salvaguarda do valor patrimonial e histórico e modernidade no uso actual fazem do royal venture Cedofeita um empreendimento diferenciado e um investimento de retorno garantido.



Location Localização

Cedofeita 271 is located very close to the city's center in one of the the most iconic streets in Porto, the Cedofeita Street. Completely surrounded by many utility services and different local businesses, it's also located near many accesses to Porto's transportation network, namely the Trindade, Lapa and Aliados Metro stations, all within a 15 min, aswell as several STCP bus stations. mere minutes away. Still, the entire downtown is also completely accesible by foot, several main attractions close by and ready to be seen.

Cedofeita 271 está localizado muito perto do centro da cidade do Porto, numa das suas ruas mais icónicas, a Rua de Cedofeita. Completamente rodeada de imensos serviços utilitários e diferente comércio local, está ainda situado no meio de vários acessos à rede de transportes do Porto, nomeadamente as estações de Metro da Trindade, Aliados e Lapa, todas a cerca de 15 minutos de distância, assim como várias estações de autocarro STCP a poucos minutos. Contudo, a baixa do Porto é completamente acessível a pé, com várias atrações turísticas prontas para serem vistas.

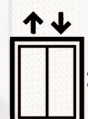




Building Edifício

Cedofeita 271 is a 5 storey building, with apartments ranging from two 42.20sqm T0 to a 135sqm T2duplex with a 28sqm garden. It also has another two 45sqm T0 and the top floor consists in one 70sqm T1 duplex and one 63.70sqm T1 duplex. There is also a 26sqm commercial space on the 1st floor. The building has a grand total of 443sqm.

Cedofeita 271 é um edifício com 5 pisos e que composto por fracções que vão desde os dois T0 com 42.20m² até ao T2duplex com 135m² e jardim de 28m². Tem ainda dois T0 de 45m² e o último piso é composto por uma fracção T1 duplex de 70m² e outra T1 duplex de 63.70m². Possui ainda um espaço comercial de 26m² no 1º piso. Tudo isto prefaz um total de 443m² de área de edifício.



5 Floors
5 Pisos



7 Apartments
7 Fracções



443 sqm
443 m²



Commercial Space



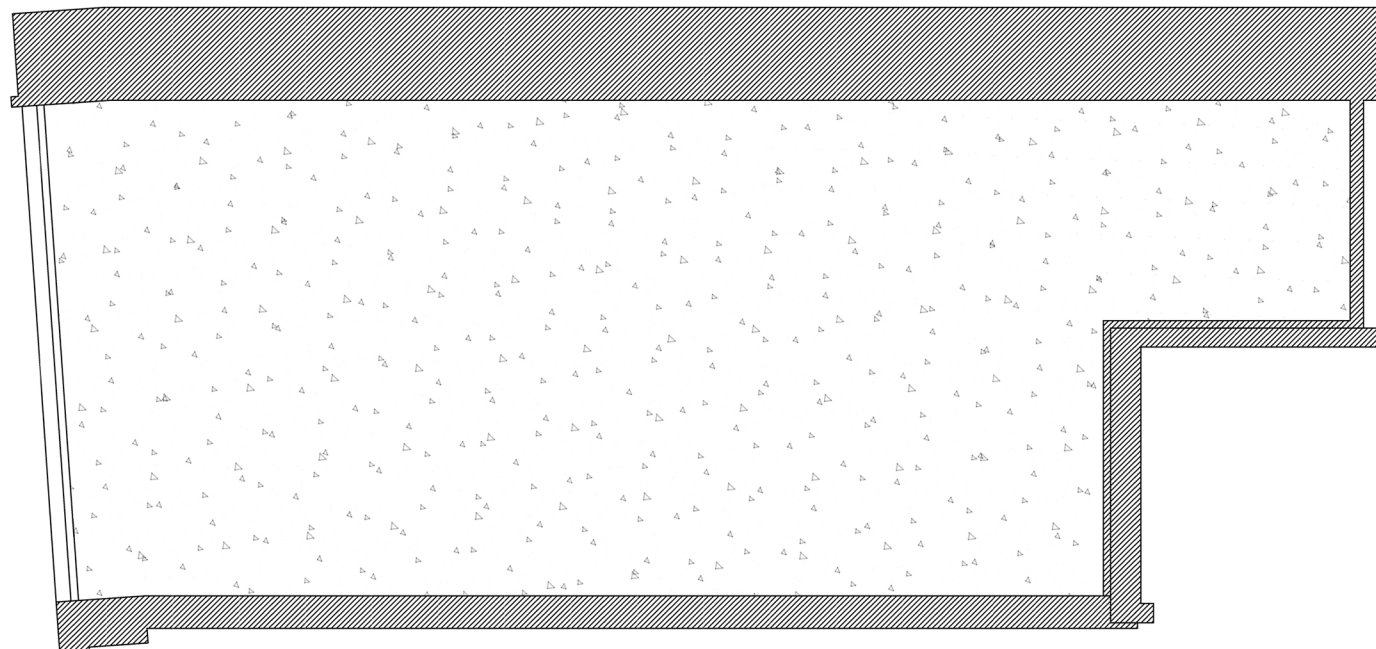
1st Floor
Piso 1



Commercial Space
Espaço Comercial



26 m²
26 m²



1st Floor | Piso 1

A



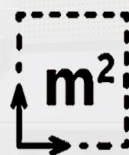
-1 and 1st Floor

Piso -1 e 1



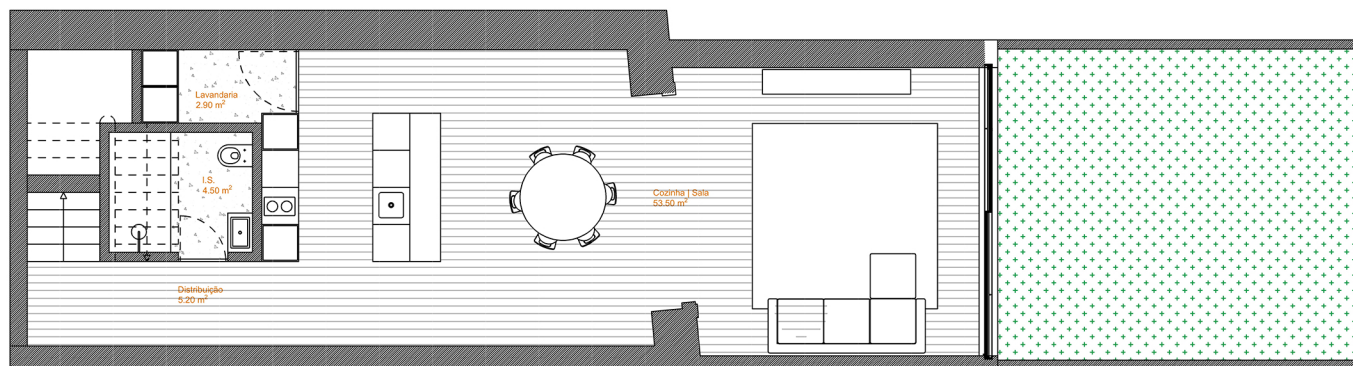
T2 duplex with garden

T2 duplex com jardim



135 sqm + 28 sqm

135 m2 + 25 m2



-1 Floor | Piso -1



1st Floor | Piso 1

Appartment A
Fracção A



Apartment A

Fracção A



Appartment A
Fracção A



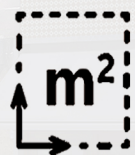
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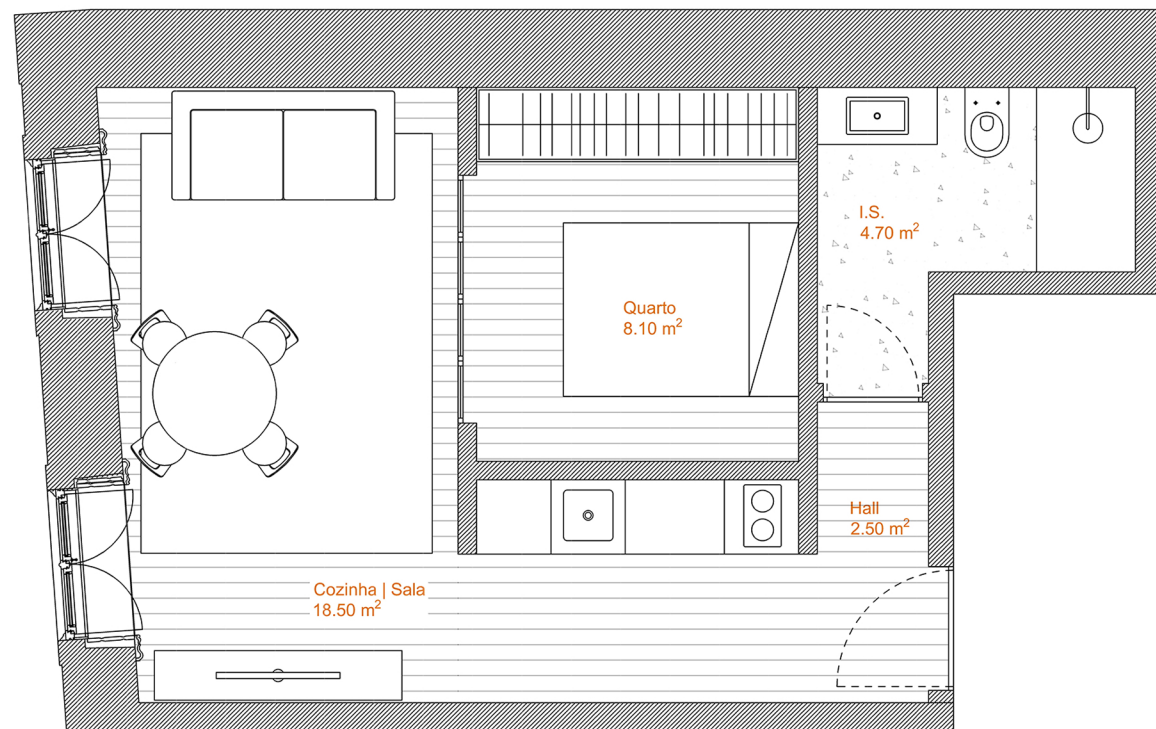
2nd Floor
Piso 2



TO
TO



42.20 sqm
42.20 m2



2nd Floor | Piso 2

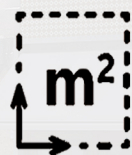
C



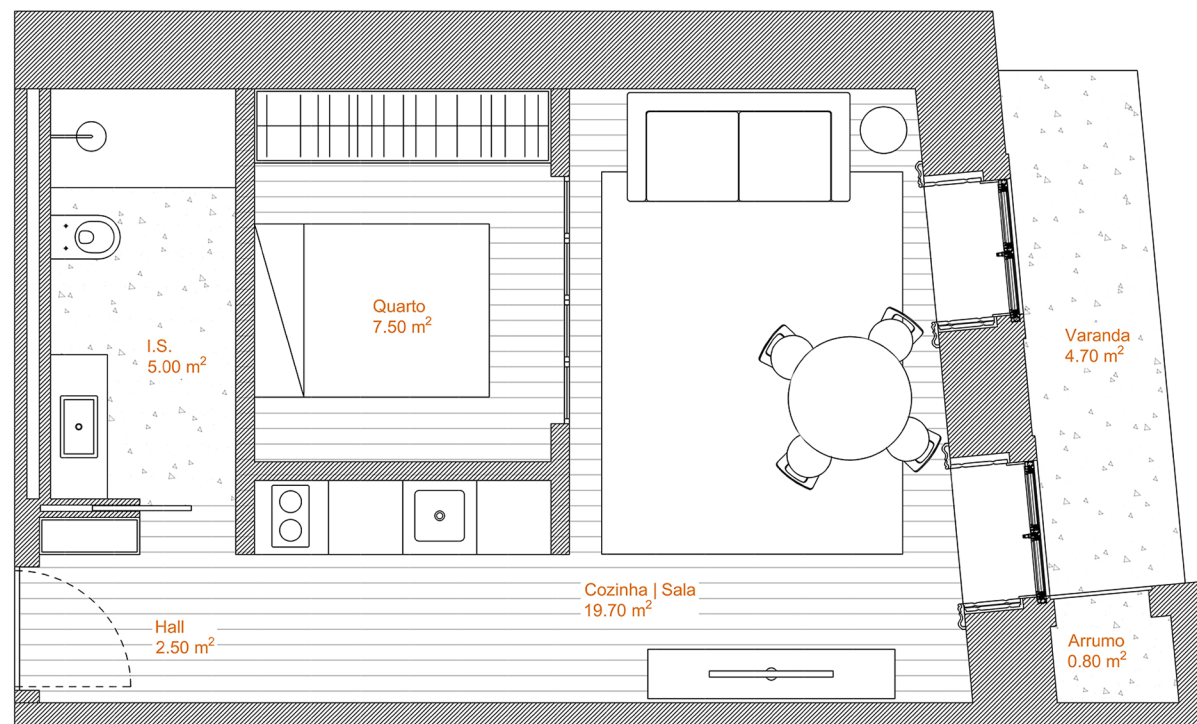
2nd Floor
Piso 2



TO
TO



45.00 sqm
45.00 m2



2nd Floor | Piso 2

CEDOFEITA
271

Apartment C

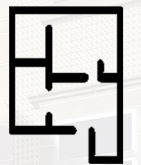
Fracção C



D



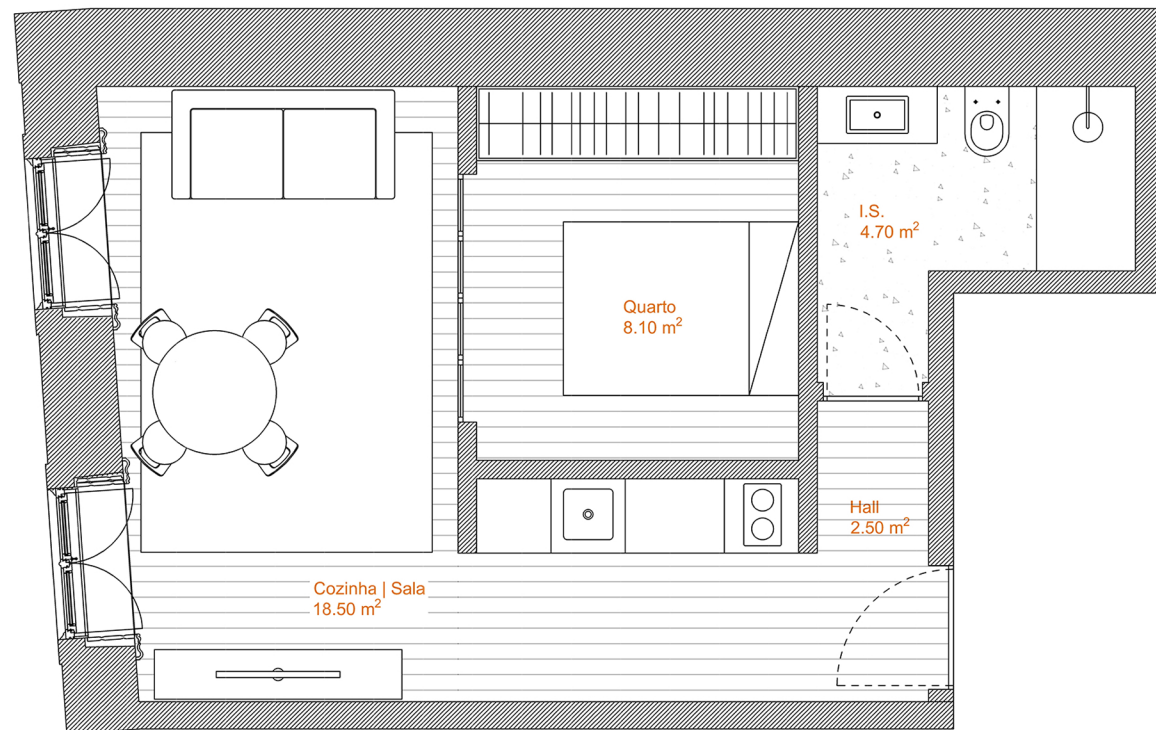
3rd Floor
Piso 3



TO
TO



42.20 sqm
42.20 m2



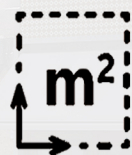
3rd Floor | Piso 3



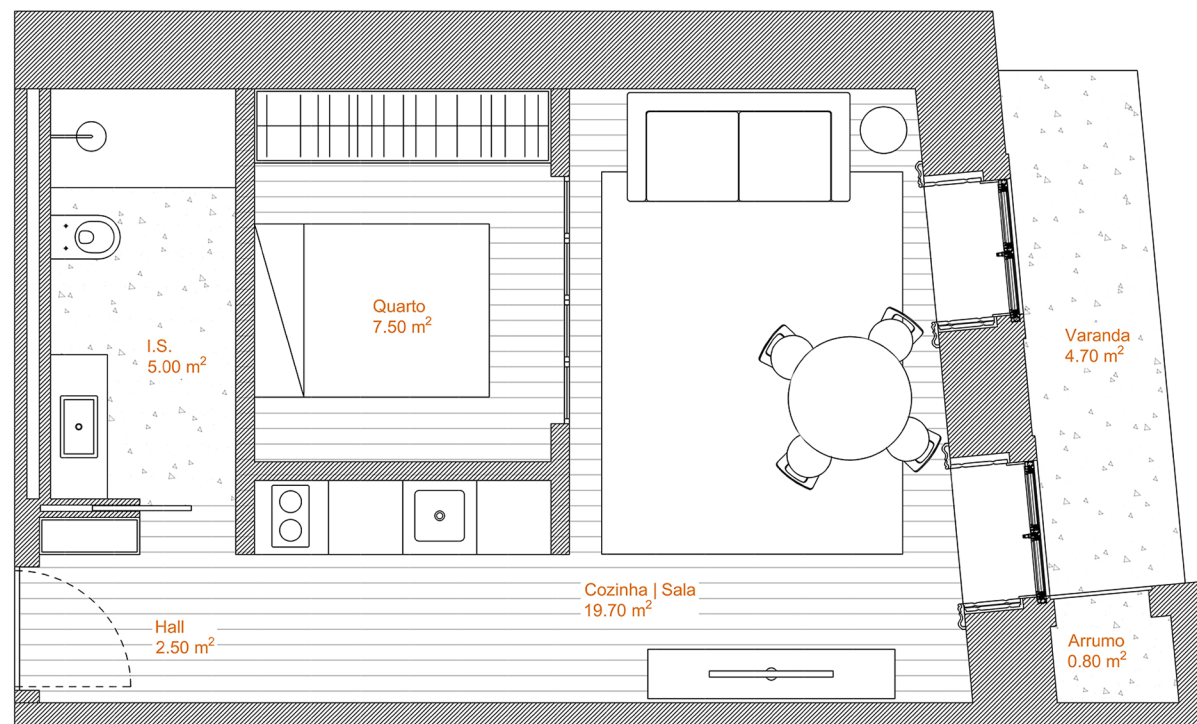
3rd Floor
Piso 3



TO
TO



45.00 sqm
45.00 m2



3rd Floor | Piso 3

F



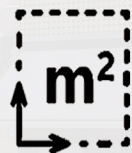
4th and 5th Floor

Piso 4 e 5



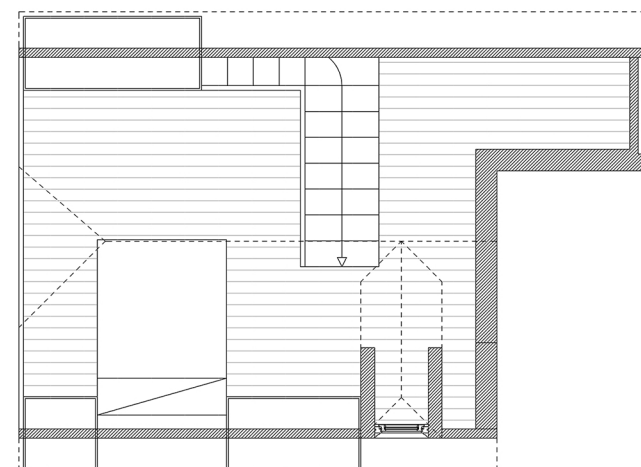
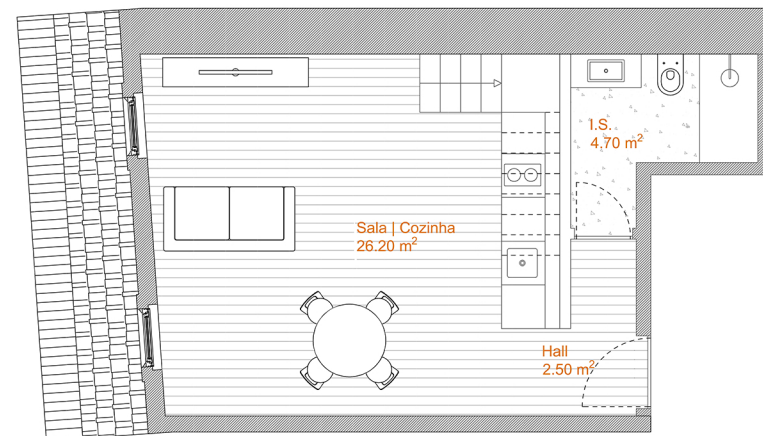
T1

T1

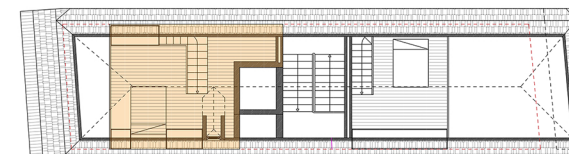


42 sqm + 28 sqm attic

42 m2 + 28 m2 sótão



4th Floor | Piso 4



5th Floor | Piso 5

Appartment F

Fracção F



G



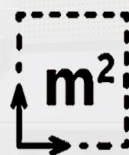
4th and 5th Floor

Piso 4 e 5



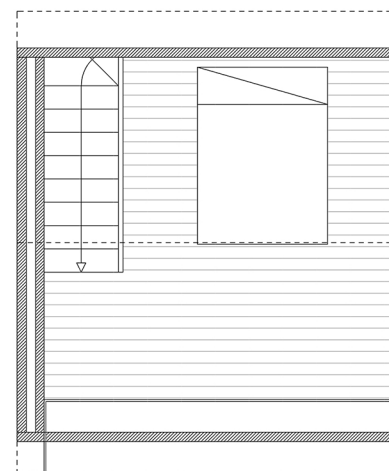
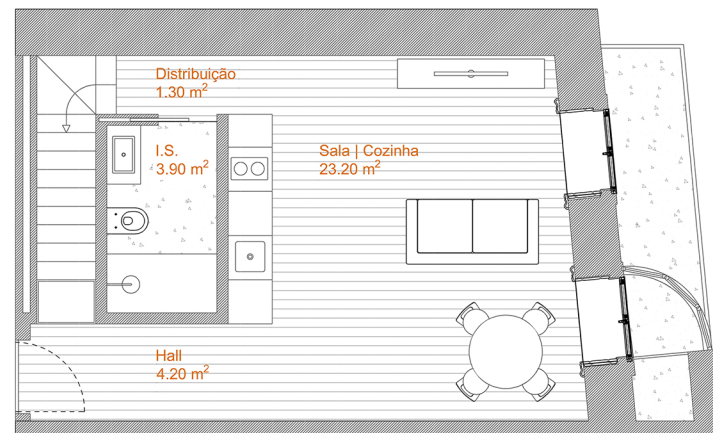
T1

T1

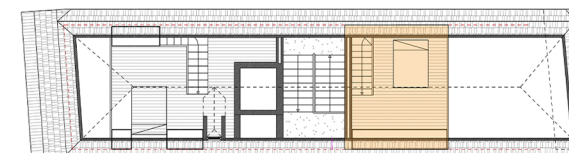


45 sqm + 19 sqm attic

45 m2 + 19 m2 sótão



4th Floor | Piso 4



5th Floor | Piso 5

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