



## Commercial shop for sale or rent - well located, large space, 78m2, natural light



### Agenten-Info

Name:	António Pereira
Name der Firma:	ITHLUX
Land:	Portugal
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen
Telefon:	
Sprachen:	Portuguese
Webseite:	

### Anzeigen-Details

Immobilie für:	Mieten
Preis:	EUR 1,350

#### Standort

Land:	Portugal
Staat/Region/Provinz:	Lissabon
Stadt:	Lissabon
Veröffentlicht:	23.05.2025

#### Beschreibung:

Commercial store for sale or rent, with 78m2 of gross construction area, divided into three spaces that are easily suited to the needs of each business.

It has a bathroom and a pantry space. It is equipped with a good air conditioning system. Store with a front facing a quiet and unobstructed ground floor space, being fully glazed ensures excellent exposure to natural light. The store has two entrances: the one we can consider the main one, with access through the entrance of the building and its concierge and the secondary one with direct access to the Store.

This commercial space is located in a modern and differentiated condominium, has a concierge service to support shops and offices and also provides bathrooms to support visitors. Outside there is a very pleasant and relaxing garden space.

Parking facility in the area, EMEL.

Its location in Campo Grande is excellent, very well served by public transport, Campo Grande metro (green line and yellow line) at 200m, good services in the vicinity (restaurants, schools, shops...), quick access to the second ring road, A1, Vasco da Gama bridge... and to the center of Liboa. A 10mins drive



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from Lisbon Airport.

- The sale price is 210,000
- The rental value is 1350 per month. 2 advance rents are requested in addition to the initial rent plus a deposit in the amount of 2 monthly rents (total amount to be delivered at the time of signing the contract: 6750). The value of the condominium, 1200 year, is borne by the tenant.

For more information, or to schedule a visit, contact the ITHLUX real estate consultant:  
Armando Fernandes, +351 912920870.

Why invest and live in Portugal?

7th. Safest country in the world Global Peace Index 2023;  
One of the best motorway networks in the world;  
Portugal considered the best tourist destination in Europe in 2022, for the 5th. time in the last 6 years (WTA);  
Lisbon the best Metropolitan Seaside destination in the world in 2022 (WTA);  
Madeira Island, the best island destination in the world in 2022 (WTA);  
Algarve having a hotel unit elected with the award for Best Lifestyle Resort 2022 (WTA);  
Porto elected as the best City destination in the world in 2022 (WTA)  
Average temperature at 12 noon, in summer: 25° C and in winter: 16° C;  
Considered the 7th. Best country in the world in quality of life 2022 (InterNations);  
Portugal is 4th. Best country in the world where expats feel most at home in 2022 (Internations);  
Mediterranean Diet, classified as a World Heritage Site by Unesco;  
The best fish in the world, according to Ferran Adrià, Chef "El Bulli";  
It has 1 of the 25 most beautiful beaches in the world Tripadvisor 2022;  
It has 3 Portuguese wines among the 12 best in the world in 2022 (Forbes); - REF: ITH3567

## Allgemein

Badezimmer: 2  
Fertige m<sup>2</sup>: 78 m<sup>2</sup>

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: ITH3567



# IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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