



## listing



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Mieten
Preis:	USD 41,665.2

#### Standort

Land:	Portugal
Staat/Region/Provinz:	Lissabon
Stadt:	Lissabon
Veröffentlicht:	06.02.2026

#### Beschreibung:

Unique opportunity to rent a building on Calçada Ribeiro Santos, with multiple commercial uses, located in Santos, one of the liveliest areas of Lisbon.

The area has strong tourist activity and is also surrounded by residential neighbourhoods such as Lapa and Estrela, ensuring a steady flow of local customers and visitors.

The building includes the following spaces:

#### Ground floor:

Bar (70 m<sup>2</sup>) with 2 rooms, 2 bathrooms, and a pantry with the possibility of installing a kitchen.

Fully equipped restaurant ready to operate immediately (160 m<sup>2</sup>) with a fully equipped kitchen, 3 bathrooms, and a bar area (with the possibility of connecting to the 1st-floor terrace).

#### 1st floor:

Event Space (232 m<sup>2</sup>) with 7 rooms, 3 bathrooms, a kitchen, pantry, and a terrace with 104 m<sup>2</sup>.

#### 2nd floor:

Apartment with AL (short-term rental) license (220 m<sup>2</sup>) with 10 rooms that can be converted into offices/bedrooms, 2 bathrooms, and a kitchen.



3rd floor:

Renovated open-space 4-bedroom apartment with a stunning view over the Tagus River, the gardens of the French Embassy, and Santos Church.

Connected to the main building, the rent also includes an annex consisting of 2 floors with a total of 500 m<sup>2</sup> (7 rooms), requiring full renovation. During the renovation period, for up to 3 years, a rent allowance of 5,000 euros will be applied.

Rental Conditions:

\* Security deposit equivalent to 1 year of rent

\* Rent allowance of 5,000 euros corresponding to the Annex, for up to 3 years, to carry out the renovation works

The top floor, common stairs, roof, and façade have recently undergone renovation, currently nearing completion.

Contact me for more information and/or to schedule a visit.

#ref: 148605

## Allgemein

Fertige m<sup>2</sup>: 1400 m<sup>2</sup>

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/ZAZY-T104924/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T104924/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: 148605

