



## 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:	Kaufen
Preis:	USD 672,363.22

#### Standort

Land:	Portugal
Staat/Region/Provinz:	Lissabon
Stadt:	Lissabon
Veröffentlicht:	26.06.2026

Beschreibung:  
Income-generating building composed of 4 apartments.  
Excellent investment opportunity

Located in a high-demand area, this fully-owned building represents an excellent opportunity for investors seeking an asset with immediate rental income and strong appreciation potential.

The building comprises 4 apartments, all renovated and in good condition:

- Ground floor: 66 m<sup>2</sup> with private outdoor space of 36 m<sup>2</sup>
- 1st floor: 72 m<sup>2</sup>
- 2nd floor: 72 m<sup>2</sup>
- Top floor: 66 m<sup>2</sup>

The property is currently rented (except for the 2nd floor, which will be vacated in October 2026), ensuring income from acquisition:

- Ground floor: rent of €218.65/month (long-standing contract)
- 1st floor: rent of €239.30/month (long-standing contract)
- 2nd floor: currently rented at €920/month, with vacancy expected in October 2026 (and can be rented at €1,450/month without difficulty)
- Top floor: rented at €980/month under a 3-year contract starting June 1, 2026



One of the major advantages of this investment lies in its appreciation potential. There is also the possibility of establishing horizontal property ownership, allowing individual sale of units and creating an additional opportunity to maximize the investment.

An excellent combination of immediate income, appreciation potential, and strategic flexibility for investors.

Located on Rua de São Gens, in the heart of Graça, one of Lisbon's most emblematic and sought-after neighborhoods, this building benefits from a prime location, combining the city's historic charm with all modern conveniences.

Just steps away is Largo da Graça, the true heart of neighborhood life, surrounded by traditional shops, supermarkets, cafés, restaurants, pharmacies, schools, and all essential services.

Nearby highlights include Jardim da Graça and the iconic Miradouro da Senhora do Monte, one of the city's most beautiful viewpoints, offering panoramic views over Lisbon and the Tagus River.

The area is very well served by public transport, including buses and tram, with Martim Moniz metro station just a 13-minute walk away. A highly valued location, both for personal residence and investment, thanks to strong residential demand and excellent appreciation potential.

Contact me for more information.  
I speak French, Portuguese, English, and Spanish.  
I share commission 50-50 with all agencies.  
#ref: 948946

## **Allgemein**

Fertige m<sup>2</sup>: 276 m<sup>2</sup>  
Grundstücksgröße: 119 m<sup>2</sup>

## **Mietbedingungen**

Verfügbar ab:

## **Zusätzliche Informationen**

URL der Website: [http://www.arkadia.com/ZAZY-T108418/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T108418/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Kontaktinformation**

IMLIX ID: 948946



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