



## Lisbon Building With 2 Apartments Fully Furnished With Al Rental License



### Info Agente

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Nombre empresa:	Property People
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Property Type:	Apartments, Houses
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### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 805,839.36

### Ubicación

País:	Portugal
Estado/Región/Provincia:	Lisboa
Ciudad:	Lisboa
Publicado:	17/12/2024

### Descripción:

This property demonstrates strong profitability, supported by two active Local Accommodation (LA) licenses that are transferable to the new owners, in compliance with Decree Law No. 76/2024 dated 23/10/24. In 2023, the two flats reportedly generated a gross income, including VAT, of €70,000, which corresponds to a net income before tax of €43,000, yielding 6.18%.

The building is located at Largo de Jesus, no. 1, a quiet corner about 650 meters from notable landmarks such as Largo de Camões, Bairro Alto, the Adamastor Viewpoint, Ribeira Market, Cais do Sodre, and the Estoril train line. There is a car park available for monthly rental in Largo de Jesus.

The structure consists of two independent, fully furnished and equipped flats. On the first floor, there is a T1+1 Duplex that features air conditioning. On the ground floor, two shops have been converted into a spacious one-bedroom apartment. Both flats include a fully equipped kitchenette equipped with a hob, oven, fridge, dishwasher, microwave, toaster, coffee machine, and kettle. As corner flats, they benefit from excellent natural light, creating a cozy atmosphere.

The building's prime location in Lisbon's historic district, along with Largo de Jesus's historic charm, the



attractive pink exterior, and the tasteful interior decoration of the flats, contribute significantly to the property's success.

Culturally, Largo de Jesus is home to the Church of Nossa Senhora de Jesus (also known as the Parish Church of Nossa Senhora das Mercês), which was built in the 18th century on the ruins of an earlier church that was destroyed by the 1755 earthquake. Additionally, the former Convent of Our Lady of Jesus, located in the same square, has housed several institutions since 1838, including the Academy of Sciences, the Liceu de Passos Manuel, and the Hospital de Jesus.

Since 2010, the Church of Our Lady of Jesus has been classified as a Public Interest Site, which encompasses the former Convent of Our Lady of Jesus and the remnants of the convent fence, as well as the Church, the Academy of Sciences, the Geological Museum, the Chapel of the Third Order of Our Lord of Jesus, and the Hospital of Jesus.

This is a great investment opportunity, whether for income generation, housing, or mixed-use purposes.

- \* Beds: 3, 4
- \* Baths: 2
- \* m2: 64
- \* Price Per m2: 10,859.38€
- \* Year Built: 1940
- \* District: Misericórdia
- \* Type: Apartment, Building
- \* Property ID #: PL4736487362

## Común

Dormitorios:	3
Baños:	2

## Rental details

Furnished:	Sí
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.509.352
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