



## 1 Bedroom Praia da Rocha 300m from the beach | AL License | Swimming Pools, Squash at Praia da Rocha



### Info Agente

Nombre:	Pera Premium Properties
Nombre empresa:	
País:	Portugal
Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	
Languages:	English, Portuguese
Sitio web:	<a href="https://www.perapremiumproperties.pt">https://www.perapremiumproperties.pt</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 313,349.35

### Ubicación

País:	Portugal
Estado/Región/Provincia:	Faro
Dirección:	Portimão
Publicado:	25/06/2026

#### Descripción:

1 bedroom apartment located in the prestigious Praia da Rocha, just 300 meters walk from the beach, perfect for both own residence and investment.

With a total area of 65m<sup>2</sup> (60m<sup>2</sup> interior + 5m<sup>2</sup> balcony), this property offers a comfortable and functional space, ideal for enjoying the lifestyle by the sea.

Inserted in a development with great infrastructures, the apartment benefits from a specific deed that guarantees access to 3 swimming pools, squash courts, changing rooms and bar, providing a resort experience all year round.

Also noteworthy is its high profitability potential, as the property has a Local Accommodation (AL) license, making it an excellent option for investment with a guaranteed return.

#### Key features:

- T1 with good distribution of areas
- 60m<sup>2</sup> of floor space



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- Balcony with 5m<sup>2</sup>
  - Just 300m from the beach
  - Access to 3 swimming pools
  - Squash courts, changing rooms, and bar
  - Active AL license (ideal for monetization)
  - Prime location in Praia da Rocha

A unique opportunity for those looking to invest or enjoy the best that the Algarve has to offer.

Praia da Rocha - With a vast and spacious sandy beach that stretches for more than 1 km, protected by cliffs of warm tones and aesthetically cut, Rocha is the holiday spot chosen by more and more vacationers, being one of the best known beaches in the country.

The beach has a network of wide walkways that run along practically the entire beach, along which the support equipment for beach users multiplies, including a sports area.

On the avenue that follows the Rocha seafront, there are hotels, bars, terraces, nightclubs and a casino, culminating in the marina of Portimão, diversifying the tourist offer and offering a lot of color and entertainment to the beach.

From the lofty viewpoints at the ends of the beach, the Três Castelos to the west and the Fortress of St.<sup>a</sup> Catarina de Ribamar, at the entrance to the bar of the Arade River, the visitor is faced with a fabulous panoramic view over the coastline between Ponta João d'Arens and Ponta do Altar.

Despite the urban and tourist component that characterizes the surroundings of Rocha, the natural landscape still seems to overlap, both for its grandeur and beauty.

- REF: NA060 PR

Nuevo:	No
Condición:	Reformed
Fabricado:	1990

### **Común**

Dormitorios:	1
Baños:	1
Pies cuadrados terminados:	60 m <sup>2</sup>

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: NA060 PR



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