



## Unique Investment Opportunity in the Heart of Portimão with Rehabilitation Potential



### Information de l'agent

Nom:	Pera Premium Properties
Nom de compagnie:	
Pays:	Portugal
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	
Languages:	English, Portuguese
Site web:	<a href="https://www.perapremiumproperties.pt">https://www.perapremiumproperties.pt</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 276,512.03

#### Location

Pays:	Portugal
État/Région/Province:	Faro
Ville:	Portimão
Adresse:	Portimão
Soumis:	21/04/2026

#### Description:

Property located in the very centre of the city, with a total area of 100 m<sup>2</sup>, currently comprising a residential unit with an associated commercial space, inserted in a building requiring complete refurbishment, making it ideal for an urban rehabilitation project or investment.

In accordance with the Legal Regime of Urbanisation and Building (RJUE DecreeLaw No. 555 99) and current urban planning practice, there is the possibility of changing the use of the commercial space to residential, subject to verification of the Municipal Master Plan (PDM) parameters and municipal licensing. The conversion into parking space may also be considered, providing the property with a high level of versatility.

Its location is one of its main highlights: situated within short walking distance of Manuel Teixeira Gomes Square, with pedestrian access to banks, restaurants, shops, services and the iconic Riverside Area, one of the most valued and soughtafter areas of the city.

The property is located within an Urban Rehabilitation Area (ARU) and benefits from the corresponding tax incentives provided for under the Legal Regime of Urban Rehabilitation (DecreeLaw No. 307 2009), namely:



Reduced or exempt Municipal Property Tax (IMI) after rehabilitation works  
Reduced or exempt Property Transfer Tax (IMT) when acquired for rehabilitation  
Reduced VAT rate (6%) on urban rehabilitation works  
Potential access to other municipal incentives currently in force

There is also the possibility of creating a rooftop terrace, subject to technical feasibility and municipal approval, with potential views over the Arade River, adding a strong differentiating factor and future value appreciation.

Excellent opportunity for investment, owneroccupation or rehabilitation project with favourable tax framework, in one of the most central and authentic areas of the city. - REF: NA053 ZR

Nouveau: Non  
Condition: Must be reformed

### **Commun**

Pied carré fini: 76 m<sup>2</sup>  
Dimesions du lot: 57 m<sup>2</sup>

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: NA053 ZR

