



## Mixed-use building with high investment potential in the center of Olhão



### Information de l'agent

Nom:	Pera Premium Properties
Nom de compagnie:	
Pays:	Portugal
Experience 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 753,169.14

#### Location

Pays:	Portugal
État/Région/Province:	Faro
Ville:	Olhao
Adresse:	Olhão
Soumis:	11/05/2026

#### Description:

Fully owned building located in the center of Olhão, in one of the most authentic and growing areas of the Algarve. An excellent investment opportunity for those looking for a project with high profitability potential.

Discover the perfect balance between tradition and modernity in this building located on the prestigious Rua do Comércio, one of the most emblematic and historic arteries of the city. A versatile property that allows you to combine commerce on the ground floor, housing on the upper floors and the creation of a private terrace overlooking the historic center.

With a total area of 170.65 m<sup>2</sup>, the property is spread over two floors and has a flexible configuration, ideal for different solutions, from multifamily housing to independent units for monetization.

#### Distribution:



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Ground floor with 5 compartments  
First floor with 8 compartments and access to terrace

It also includes rooms for independent use, highlighting a fraction on the first floor with 139 m<sup>2</sup> of gross private area.

The property is in need of total rehabilitation, and is currently unlicensed and has poor habitability conditions, thus offering the possibility of developing a fully customized project.

### Highlights:

- Central and strategic location
- Strong potential for appreciation after rehabilitation
- Versatility for commerce and housing
- Possibility of creating several units
- High demand in the area

A unique opportunity to develop a differentiating project in one of the most sought-after areas of the Algarve. - REF: AB026 OH

Nouveau:	Non
Condition:	Must be reformed
Année:	1937

### Commun

Pied carré fini:	299 m <sup>2</sup>
Dimesions du lot:	171 m <sup>2</sup>

### Lease terms

Date Available:

### Contact information

IMLIX ID: AB026 OH

