



## Versatile Commercial Space in the Center of Avelar with Two Independent Articles



### Information de l'agent

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Nom:              | Tiago Simões                                                                                      |
| Nom de compagnie: | ComprarCasa Coimbra                                                                               |
| Pays:             | Portugal                                                                                          |
| Experience since: | 2004                                                                                              |
| Type de service:  | Selling a Property                                                                                |
| Specialties:      |                                                                                                   |
| Property Type:    | Apartments, Houses                                                                                |
| Téléphone:        | +351 (916) 993-345                                                                                |
| Languages:        | English, Portuguese                                                                               |
| Site web:         | <a href="https://www.comprarcas.a.pt/coimbracentro">https://www.comprarcas.a.pt/coimbracentro</a> |

### Détails de l'annonce

|              |            |
|--------------|------------|
| Propriété à: | Vendre     |
| Prix:        | EUR 60,000 |

### Location

|                       |            |
|-----------------------|------------|
| Pays:                 | Portugal   |
| État/Région/Province: | Leiria     |
| Ville:                | Ansiao     |
| Soumis:               | 03/07/2026 |

### Description:

Versatile Commercial Space in the Center of Avelar Ideal for Two Independent Businesses

Excellent investment opportunity or for those looking to install their business in a privileged location.

Located in the center of the village of Avelar, in the municipality of Ansião, this commercial space is currently prepared to function as a beauty salon, presenting a modern, welcoming and ready-to-use environment.

The property has several independent rooms, all with excellent light, reception, support areas and a functional distribution that allows the development of various activities in the areas of aesthetics, health, well-being, therapies, massages, physiotherapy, offices or other service provision activities.

One of the great advantages of this property is that it is divided into two independent articles, allowing the operation of two distinct businesses, the possibility of partial lease or the use of an area for own activity and another for profitability.



## Key features:

Central location, in a high visibility area;

Several fully independent service rooms;

Wide and welcoming reception;

Spaces with good natural light;

Air conditioning;

Ready to start activity;

Two independent items, offering greater flexibility of use and investment.

If you are looking for a versatile space, with potential for different business areas and in a strategic location, this is an opportunity that meets excellent conditions for investment or installation of your company.

The information on this website is merely indicative and does not have a contractual nature. It may, for technical, commercial or legal reasons, be subject to change without prior notice.

CompraCasa is a Real Estate Network made up exclusively of members of APEMIP (Association of Real Estate Professionals and Companies of Portugal), a guarantee of professionalism and protection of the rights of consumers and users.

APEMIP occupies today a prominent position in the national real estate market, both for its continuous commitment to the affirmation of the role of the real estate agent professional in our society, and for the conquest of a greater share in the real estate transaction market, in line with the motto "Strengthen Mediation, Boost the Economy and Serve Consumers".

For its part, UCI (União de Créditos Imobiliários) is a Financial Institution specialized in granting housing loans to individuals through real estate professionals. UCI is the result of a joint venture between two of the largest financial groups in Europe: the Santander Group, the BNP Paribas Group. From this union arises the commitment to help develop the real estate sector, putting at your fingertips the best tools that make it possible to enhance the real estate business.

In this sense, it is perfectly logical that these two reference entities in the real estate sector (APEMIP and UCI) have, in June 2004, signed a collaboration agreement giving rise to CompraraCasa Apemip's Real Estate Network.

CompraraCasa began its commercial activity in August 2004 based on the mission of "Being the Largest and Best National Real Estate Network offering multiple services to real estate agents, based on the concept of common brand", enabling and enhancing synergies that become added values for the market,



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namely for you who intend to sell, buy, rent or transfer a certain property.

## Quality Policy ComprarCasa Coimbra

ComprarCasa Coimbra is committed to providing an excellent service to the various stakeholders in the real estate sector, providing the best tools that make it possible to enhance the real estate business. This business concept, although original, has traditional values in its genesis:

Professionalism; Commitment; Capacity and Competence.

The policy adopted by ComprarCasa Coimbra consists of working, under an economical, effective and dynamic Quality Management System, documented and regularly verified to continuously improve its adequacy and effectiveness, systematically renewing itself with a view to the continuous improvement of the company's performance, thus ensuring the adjustment to the needs of internal and external customers, enabling it to achieve the objective of offering the customer a service of quality and value added.

The quality policy of the ComprarCasa Network provides a reference framework by establishing and periodically reviewing the objectives of the Network and by ensuring compliance with the requirements of the standard, Legislation, Regulation, Quality System implemented and other requirements applicable to the activity.

ComprarCasa Coimbra. The best way to find the ideal home. - REF: 385/N/01080

Nouveau: Non

### Commun

Salle de bains: 1  
Pied carré fini: 95 m<sup>2</sup>

### Lease terms

Date Available:

### Contact information

IMLIX ID: 385/N/01080

