



## Prédio em Setúbal (São Julião, Nossa Senhora da Anunciada e Santa Maria da Graça) de 234,00 m<sup>2</sup>



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 693,050.33

### Elhelyezkedés

Ország:	Portugal
Állam/Régió/Tartomány:	District of Setúbal
Város:	Setúbal
Irányítószám:	2900-214
Feladta:	2025. 07. 21.

### Leírás:

INVESTOR OPPORTUNITY: 5 APARTMENTS IN A BUILDING WITH RENOVATION PERMIT, IN THE HISTORIC HEART OF SETÚBAL.

### DESCRIPTION:

The acquisition concerns the first and second floors, and the attic of a building located in the center of Setúbal.

The building currently consists of the following:

- On the ground floor: a shop, an interior courtyard, and an apartment, which will be retained by the current owner. There are also two access points to the upper floors.
- On the first floor: 3 apartments
- On the second floor: 2 apartments
- Attic: empty

The building is currently classified as a ruin.

### RENOVATION PROJECT:

Located in the vibrant heart of the authentic city of Setúbal, close to shops, the port, and the beaches:

- Purchase of 3 floors: 1st, 2nd, and attic
- 5 apartments - from studios to one-bedrooms
- Gross area sold: 234.44 m<sup>2</sup>



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- Brightness and exteriors for each unit
  - Project for property development or rental investment
  - Very good profitability
  - Renovation permit filed and pending validation by the town hall (September 2025)

Located between the sea and nature, Setúbal seduces with its authenticity and quality of life. Just 40 minutes from Lisbon, this dynamic port city offers an exceptional living environment facing the Costa de Galé, between the heavenly beaches of the Serra da Arrábida, a lively city center, and renowned gastronomy. Ideal for lovers of the sea, nature, and tranquility, Setúbal combines traditional charm with modern amenities.

This rapidly expanding neighborhood offers an ideal setting for investors looking for a new opportunity, whether a property development project or a short- or long-term rental investment.

The central location of this building will allow future occupants to enjoy the lively atmosphere, shops, and restaurants. Furthermore, its proximity to public transportation will facilitate exploring the region's many tourist attractions.

With the rehabilitation permit expected by September 2025, work can begin quickly.

Don't miss this opportunity in the heart of a prestigious and sought-after region, just minutes from the Portuguese capital.

For more information and to schedule a site visit, please contact me today.  
#ref: 145790

## Gyakori

Kész négyzetméter: 234 nm

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/ZAZY-T100745/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T100745/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 145790



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