



## listing



### 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 930,384.02

### Elhelyezkedés

Ország:	Portugal
Állam/Régió/Tartomány:	District of Setúbal
Város:	Setúbal
Feladta:	2026. 01. 21.

### Leírás:

Historic Building for Sale – Downtown Setúbal – Investor Opportunity

### Location:

Situated in the heart of Setúbal's historic center, this iconic building dates back to 1893 and is part of the city's landmark gates. Ideally located, it enjoys exceptional visibility and is just a few minutes' walk from the Mercado do Livramento, supermarkets, schools, and green areas. The Setúbal Marina and the ferry terminal to Tróia are only 7 minutes away, while Albarquel Beach (2 km) and Figueirinha Beach (7 km) as well as the Arrábida Natural Park are easily accessible. The Montado Golf Course is 18 km away.

### Property Description:

Fully renovated in 2015, this character building is move-in ready and offers multiple possibilities: residence, office, or commercial use.

Ground floor: commercial space of 60 m<sup>2</sup> with display windows, abundant natural light, and a security door.

1st floor: multipurpose room of 40 m<sup>2</sup>, kitchenette, and WC.

2nd floor: residential area with a studio, fully equipped kitchen, WC, high-security door, and mezzanine for storage.

### Features:

Thermo-lacquered aluminum frames with double glazing and tilt-and-turn windows throughout.

False ceilings with built-in LED lighting.

Air conditioning on all floors.

Furniture can be included (negotiable).

### Highlights:

Strategic location in the historic center, ideal for commercial use or rental investment.



Modern renovation combining comfort and security while preserving historic charm.  
High rental potential due to current market demand.

**Opportunity:**

An attractive investment for professionals and investors looking to establish themselves in one of Setúbal's most dynamic neighborhoods.

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## **Gyakori**

Kész négyzetméter: 181 nm

Telekméret: 61 nm

## **Lease terms**

Date Available:

## **További információ**

Weboldal URL: [http://www.arkadia.com/ZAZY-T103536/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T103536/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 752437

