



## 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:       | EUR 350,000 |

### Elhelyezkedés

|                        |                  |
|------------------------|------------------|
| Ország:                | Portugal         |
| Állam/Régió/Tartomány: | Leiria           |
| Város:                 | Caldas da Rainha |
| Feladta:               | 2026. 10. 03.    |

Leírás:

### BUILDING FOR REHABILITATION IN THE HEART OF CALDAS DA RAINHA | POTENTIAL FOR 4 TO 6 APARTMENTS

An investment opportunity in the heart of Caldas da Rainha, with a privileged location and strong potential for appreciation!

If you are looking for a property with potential to develop a distinctive real estate project, this building in the centre of Caldas da Rainha deserves your attention.

Located in a strategic position, between the historic centre and the railway station, this building represents an opportunity for investors, property developers or buyers who wish to invest in urban rehabilitation and create a residential project adapted to current market needs.

### CENTRAL LOCATION, WITH EVERYTHING AT YOUR DOORSTEP

Just a few minutes' walk from the city's main points of interest, the property benefits from a dynamic urban environment, with shops, services, restaurants, transport and leisure spaces.

Just 350 metres from the railway station

Approximately 450 metres from the emblematic Praça da Fruta, one of the city's most iconic locations

Close to the well-known Rua das Montras and Praça 5 de Outubro

Underground car park less than 5 minutes' walk away



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Excellent access to the A8, with connections to Lisbon and Leiria

A location that enhances the project's potential, whether for personal use or investment in the rental market.

## ONE BUILDING, SEVERAL POSSIBILITIES FOR VALUE CREATION

The building comprises a ground floor, first floor and attic, with three separate property numbers, a feature that could provide greater flexibility in project design, subject to technical and legal confirmation.

The property requires complete rehabilitation, allowing the spaces to be reconsidered and the interior layout adapted to a modern and functional residential concept.

Development potential:

- 4 apartments with the possibility of creating two units on the ground floor, both with a courtyard, and two units on the first floor, with balconies and use of the attic.
- 6 apartments with the possibility of expansion with an additional floor, potentially creating two more units, subject to urban viability, project submission and approval by the relevant authorities.

This versatility allows for different investment strategies, from creating apartments for rental to rehabilitation for subsequent sale of the units, always subject to technical, urban and legal viability.

## CALDAS DA RAINHA: A CITY TO LIVE AND INVEST IN

Recognised for its thermal tradition, cultural heritage, traditional commerce and quality of life, Caldas da Rainha is a reference city in the Oeste region.

The proximity to the beaches of Foz do Arelho and São Martinho do Porto, as well as the range of schools, services, green spaces and cultural facilities, reinforce the city's appeal for residents and investors.

With the A8 just a few minutes away, Lisbon is approximately one hour away, making this location interesting for different residential demand profiles.

## AN OPPORTUNITY TO TRANSFORM POTENTIAL INTO VALUE

Whether to develop an urban rehabilitation project, create multiple residential units or invest in the rental market, this building has characteristics that justify a careful analysis of its potential.

Discover the potential of this building and imagine the project you could develop in the heart of Caldas da Rainha!

Contact us for more information or to arrange a visit to the property.

Carlos Lopes  
AMI 11220  
#ref: 1004750



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## Gyakori

Kész négyzetméter: 266 nm  
Telekméret: 211 nm

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/ZAZY-T110751/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T110751/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1004750

