



## 3-storey villa with approved rehabilitation project in Portimão



### Informazioni sull'Agente

Nome:	Pera Premium Properties
Nome della ditta:	
Nazione:	Portugal
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	
Languages:	English, Portuguese
Sito web:	<a href="https://www.perapremiumproperties.pt">https://www.perapremiumproperties.pt</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 959,341.06

### Posizione

Nazione:	Portugal
Stato / Regione / Provincia:	Faro
Città:	Portimão
Indirizzo:	Portimão
Pubblicato:	23/04/2026

### Descrizione:

This building located in the heart of Portimão offers an excellent opportunity for investors or developers looking for a versatile project with high potential for appreciation, in a central and highly strategic location.

With a gross area of 525 m<sup>2</sup> and a land area of 488 m<sup>2</sup>, it has large and bright spaces, ideal for different uses.

Built in 1977, the property stands out for its unobstructed views over the city, providing a pleasant and dynamic environment. The privileged location allows easy access to all services, commerce and main roads in the region.

Three-storey house intended for housing, with works already started.

The electricity is already cabled, the plumbing is new, the ventilation system is installed, the pre-installation of air conditioning is finished and the excavation of the pool has begun.



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It was initially designed for the implementation of a Guesthouse with eight suites.

The property already has several essential infrastructures executed, representing significant savings in construction time and costs.

Located in the central area of Portimão, between the mainland, the Tennis Padel Club and the Police. Just a 5-minute walk from the riverside area.

The approved rehabilitation project has the following provision, but is adaptable:

On the -1 floor we find the kitchen with pantry with 30 m<sup>2</sup>, games room with 17 m<sup>2</sup>, living room with 20 m<sup>2</sup> and library with 10 m<sup>2</sup>.

On this floor you will also find a garage.

On the ground floor there are three en-suite bedrooms (between 18 m<sup>2</sup> and 23 m<sup>2</sup>), an office en suite with 13 m<sup>2</sup> with independent access.

On the first floor there are five en-suite bedrooms, with areas between 15 m<sup>2</sup> and 17 m<sup>2</sup>.

The top floor has a terrace with 96 m<sup>2</sup>, ideal for a leisure area, solarium or social space, with open views.

In the existing documentation, it mentions the possibility of a swimming pool.

Don't miss this opportunity, schedule your visit now. - REF: PE053 CN

Nuovo:	No
Condizione:	Must be reformed
Costruito:	1977

## **Comune**

Camere da letto:	8
Bagni:	12
Finito piedi quadrati:	350 mq
Dimensione del lotto:	488 mq

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: PE053 CN



IMLIX

**Mercato Immobiliare IMLIX**

<https://www.imlix.com/it/>

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