



## Building with a privileged location and enormous potential for investors, in Lisbon



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 2,962,575.65

### Posizione

Nazione:	Portugal
Stato / Regione / Provincia:	Lisbon
Città:	Lisbon
Pubblicato:	19/06/2026

Descrizione:

Located in Lisboa.

This property offers enormous potential, especially for investors who wish to adapt it to current needs and take advantage of its prime location and versatile uses...This building is the result of a renovation project that preserved the façade of the original building, which existed until 1988...It is important to note that the building does not have parking...The building's construction areas are distributed as follows:..Ground floor: Gross Construction Area (GCA) of 627m<sup>2</sup>.Basements: Each with a GCA of 627m<sup>2</sup>.1st, 2nd, 3rd floors, and attic: Each floor with a GCA of 394m<sup>2</sup>.In total, the building has a GCA of 2,275m<sup>2</sup>, of which 1,021m<sup>2</sup> is above ground...However, due to several setbacks throughout the construction process, the process took over 10 years...As a result, the final product became outdated in relation to the regulations that emerged during this period, requiring adaptation to current standards to obtain the Usage License...The original license provided for the floors above the ground floor to be used as offices, while the ground floor and two basements were designed for commercial purposes.

### Lease terms

Date Available:

### Informazioni aggiuntive

URL del sito:	<a href="http://www.arkadia.com/IPQX-T33/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/IPQX-T33/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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**Contact information**

IMLIX ID:

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