



## Large factory in Almargens, São Brás de Alportel



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 1,575,000

### Locatie

Aanbevolen Auto Onderdelen:	Portugal
Staat/Regio/Pronvincie:	Faro
Plaats:	Sao Bras de Alportel
Geplaatst:	17-09-2023
Omschrijving:	

Large factory in a quiet area near the village of São Brás de Alportel, Algarve.

Property of great potential, where it once functioned as a Factory, with a total land area of 7,026.65m<sup>2</sup>, consisting of four (4) urban buildings and a rustic building.

Fully fenced and walled with manual gates that allow the entry of large vehicles.

Easy access to public network services - water, basic sanitation and electricity - and on tarmac roads.

The first urban building consists of two (2) floors and fifteen (15) rooms.

Total land area: 1,543m<sup>2</sup>

Total floor area 932.50m<sup>2</sup>

Building footprint: 1,040m<sup>2</sup>

Gross construction area: 1,308m<sup>2</sup>

Dependent gross area 1,246m<sup>2</sup>

Gross private area 62m<sup>2</sup>

The second urban building consists of one (1) floor and four (4) rooms.

Total land area: 2,319m<sup>2</sup>

Total usable area 1,254.90m<sup>2</sup>

Implantation area of the building and gross construction 1,384m<sup>2</sup>

Dependent Gross Area 384m<sup>2</sup>



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Gross private area 1,000m<sup>2</sup>

The third urban building consists of one (1) floor, of typology/divisions three (3) and allocation of warehouses and industrial activity.

Total land area: 1,511.15m<sup>2</sup>

Total floor area 657.80m<sup>2</sup>

Implantation area of the building, gross construction and gross private 783.85m<sup>2</sup>

The fourth urban building consists of one (1) floor, of typology/divisions one (1) and allocation of warehouses and industrial activity.

Total land area 903.50m<sup>2</sup>

Total floor area 392.80m<sup>2</sup>

Implantation area of the building, gross construction and gross private 421.50m<sup>2</sup>

The rustic building, generally recognized as rustic land, has a total land area of 750m<sup>2</sup> and is described as cultivated land, one (1) carob tree and three (3) almond trees.

It is located in a quiet area near the industrial area of São Brás de Alportel.

It is 300m from public transport and just over 1km from the village of São Brás de Alportel.

Just a few minutes from a generous range of shops and services.

It is located 12km from the nearest junction of the A22 and the MARF - Mercado Abastecedor de Faro.

Distance 18km from the City of Faro and 21.5km from Gago Coutinho International Airport.

Book your visit now through our website! (Visit the videos section to learn how to do this!)

For more information, please do not hesitate to contact us.

'YOUR HOME IN THE ALGARVE'

Energie Categorie: Gratis

#ref:FÁB\_1132

Conditie: Must be reformed

## Algemeen

Slaapkamers: 23

Afgewerkte vierkante meter: 3238 m<sup>2</sup>

Lot Afmeting: 7026.65 m<sup>2</sup>

## Lease terms

Date Available:

## Additionele informatie



# IMLIX

**IMLIX Vastgoedmarkt**  
<https://www.imlix.com/nl/>

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Website URL:

[http://www.arkadia.com/YWQB-T80/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/YWQB-T80/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

FÁB\_1132

