



## listing



### Agent Info

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

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 421,082.91

### Locatie

Aanbevolen Auto Onderdelen:	Portugal
Staat/Regio/Pronvincie:	Faro
Plaats:	Albufeira
Geplaatst:	25-03-2026
Omschrijving:	

2-Bedroom House for Renovation | Alto dos Calijos Urbanization | Albufeira

Located in the well-established Alto dos Calijos Urbanization, this 2-bedroom house represents a real opportunity for those seeking a rehabilitation project in one of Albufeira's most stable and sought-after residential areas.

This property requires comprehensive intervention. It's not a "turnkey" solution.

It is, rather, a structural base with clear potential for appreciation, whether for owner-occupancy or for operation in the annual or seasonal rental market — always with a focus on renovation and personalization.

Location and context:

Alto dos Calijos is an urbanization with consistent demand, especially due to its central location and proximity to:

- Albufeira city center
- Beaches
- Schools and public services
- Supermarkets and local shops
- Quick access to main highways



The scarcity of properties for renovation in this area is evident. Most of the opportunities available on the market are already renovated, and this is reflected in the price. Here, the key difference lies in the possibility of acquiring a property below the price of a finished product and executing a project tailored to your profile and strategy.

## Property Layout

### Entrance Floor:

Living and dining room

Kitchen

Pantry

Service bathroom

Outdoor area with terrace

Space planned in the floor plan for parking 1 vehicle

It is important to clarify that the space intended for parking is currently closed and used differently from what was originally planned. However, it can be reconfigured according to the approved floor plan.

Despite this, there is easy parking in the surrounding outdoor area.

It also includes an outdoor barbecue area, with interesting potential after refurbishment.

### First Floor:

2 bedrooms with built-in wardrobes

1 full bathroom with natural light

Bedroom hallway also with natural light

### Basement:

Currently adapted as an independent unit designed for seasonal rental income. This configuration should be technically analyzed within the scope of the renovation, depending on the future owner's objective.

### State of Conservation:

The entire property requires complete renovation. Installations, finishes, aesthetic and functional updates should be considered in a consistent work plan.

### It is essential to emphasize:

The photographs presented have been edited to show the property organized and visually clean, offering a possible post-intervention view. However, they do not 100% reflect the current real state of the property.

### Recommended buyer profile:



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This property is not suitable for those seeking an immediate housing solution without additional investment.

It is suitable for:

- Investors with a vision for appreciation
- Buyers who wish to fully customize their home in the Algarve
- Annual or seasonal rental strategy after work
- Second home project with income potential

In an area like Albufeira, where the available product for rehabilitation is increasingly scarce, opportunities with this configuration become strategic when well analyzed.

If you are looking for room to create value — and not just pay for the value already created — this could be a solid foundation for your next investment.

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## Algemeen

Slaapkamers:	2
Badkamers:	2
Afgewerkte vierkante meter:	110 m <sup>2</sup>

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/ZAZY-T106099/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T106099/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 854873

