



## Discover a unique investment opportunity in the heart of Setúbal!



### Agent Info

Name:	Bruno Timóteo
Company	WAILSON
Name:	
Country:	Portugal
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Phone:	
Languages:	English, Portuguese
Website:	

### Listing details

Property for:	Sale
Price:	USD 2,217,892.49

### Location

Country:	Portugal
State/Region/Province:	District of Setúbal
City:	Setúbal
Address:	Setúbal (são Julião, Nossa Senhora da Anunciada e Santa Maria da Graça)
Posted:	May 13, 2024

Description:

Discover a unique investment opportunity in the heart of Setúbal!

This unique building for refurbishment has 3 floors and patios.

It is in the final stages of approval of the project, which will consist of 17 apartments (4 T1 apartments and 13 T2 apartments) with a gross construction area of 1600 m2.

Located just a few meters from the riverfront and the best restaurants in the city and also from the dock of Setúbal (overlooking Tróia), the pedestrian promenade in the riverside area is just around the corner.

- 10-minute walk to Setúbal market
- 5-minute walk to Troia
- 2-minute walk to the train station
- 40 minutes from Lisbon
- Arrábida Natural Park is only 2kms away



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Located in a central area, a few minutes walk from downtown, Jardins do Quebedo, Palhais and Bonfim, São Bernardo Hospital, schools, shops and various services.

It stands out for its surroundings and proximity to landmarks such as Tróia, Avenida Luísa Tody and the beaches of Arrábida.

This is the perfect opportunity for investors looking for a solid project in a strategic location with great potential for appreciation. - REF: WO498

New: No

### **Common**

Lot Size: 532 sq m

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: WO498

