



## WAREHOUSE/WORKSHOP + LARGE LAND for SALE in Várzea, Ginetes, Ponta Delgada, São Miguel Island, Azores



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 783,533.26

### Location

Country: Portugal  
ZIP code: 9555-103  
Posted: May 10, 2025

### Description:

Investment Opportunity in the Ginetes area (Várzea). Large Warehouse/Workshop with 2 floors and additional construction, to support the activity of the aforementioned Workshop/Warehouse, located on a plot of 7,580 m<sup>2</sup>, located in the parish of Ginetes, Várzea area, municipality of Ponta Delgada, São Miguel Island, Azores.

This property offers a range of possibilities both for housing and for the development of housing, tourist or industrial projects.

Land facing 2 streets, with a front of about 80 meters facing the Regional Road, ideal for highlighting and developing a housing project (subdivision).

### MAIN BUILDING - WORKSHOP/WAREHOUSE with 2 FLOORS:

Two-storey building with 590 m<sup>2</sup> of construction for the carpentry and aluminium workshop.

### Interior Distribution:

#### Floor 0:

Large garage with a ceiling height of 3 meters and a gross area of approximately 150 m<sup>2</sup>.

#### Floor 1:

Work area with 440 m<sup>2</sup> and ceiling height of 5 meters, consisting of two large areas.



## Reusability Potential:

The structure has the potential to be converted for other purposes, such as a block of apartments for sale or tourist accommodation.

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## ANNEXES - Other workshops/garage

In addition to the main building, where there is a workshop for carpentry, there is another construction in the building, divided into three sections, interconnected with each other. This construction also faces the street and consists of:

Section 1: Garage;

Section 2: Large area that functioned as an aluminium workshop/locksmith, with sanitary facilities;

Section 3: Office space, staff dining area and 4 toilet facilities, including showers.

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## Additional Information about the AREAS:

Total Land Area: 7,580 m<sup>2</sup>;

Workshop Implementation Area: 440 m<sup>2</sup>;

Annexes Implantation Area (office, garages and former aluminium metalwork): 274.61 m<sup>2</sup>

Total Implementation Area of the Workshop/Warehouse + annexes: 714.61 m<sup>2</sup>;

Total Construction Area of the Workshop/Warehouse: 590 m<sup>2</sup>;

Total Construction Area of the Workshop/Warehouse + annexes: 864.61 m<sup>2</sup>;

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## Highlights & Location

Only 25 km from the historic centre of Ponta Delgada;

Great access and unobstructed views;

Ideal for tourism or industrial investment.

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This property presents conditions for immediate use of an industrial activity.

However, given its versatility, this property has a lot of potential for the development of different types of housing and/or tourism projects.

The property has a great unobstructed view over the countryside and the sea, especially next to the area where the workshop building is located (as it is located in a higher area).

The property has good access and is located in an intermediate area between the parish of Ginetes, the parish of Mosteiros and the tourist area of Sete Cidades.

Thus, we highlight some areas of interest related to these locations:

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## - Blacksmithing and Thermal Baths

Ferraria Bathing Area: One of the main attractions of the island, with natural pools of geothermal hot water, perfect for relaxing baths.

Termas da Ferrara: A wellness space that offers therapeutic treatments with thermal waters.

## - Monasteries

Mosteiros Natural Pools: Volcanic pools ideal for swimming, surrounded by a unique landscape.

Praia dos Mosteiros: A black sand beach with stunning views of the islets.

## - Sete Cidades

Lagoa das Sete Cidades: One of the most emblematic natural wonders of the Azores, composed of two lagoons - the Blue and the Green - surrounded by green slopes.

Vista do Rei Viewpoint: One of the best spots to observe the lagoons is the village of Sete Cidades.

Santiago Lagoon: A quiet lagoon surrounded by dense vegetation, excellent for hiking.

## - Trails and Hiking

Ferraria and Mosteiros Trail: A route that connects Ferrara to the coastal area of Mosteiros, passing through spectacular views.

Sete Cidades Trail: A scenic trail that runs along the banks of the lagoons and offers stunning views of the volcanic landscape.

## - Nearby Viewpoints

Ponta do Escalvado Viewpoint: Imposing view over the west coast of the island, with emphasis on the islets of Mosteiros and the Atlantic Ocean.

Caminho Novo Viewpoint: Offers a charming perspective of the Várzea countryside and the Atlantic.

## - Proximity to essential services

Small local shops, supermarkets and cafes in the parish of Ginetes.

Schools, pharmacies and other basic services just a few minutes away by car.

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Energy Certification: Exempt from indicating the energy class when advertising for sale or lease, under article 4 of Regional Legislative Decree no. 4/2016/A, of 2 February.

NOTES: Information related to the potential of the property and possible future developments are only suggestions based on the physical characteristics and location of the property. Any claim to adapt or transform the property will have to be developed, at the expense of potential buyers, and submitted for municipal appreciation.

Energy Rating: Exempt

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## Common

Bedrooms:	6
Bathrooms:	5
Finished sq. ft.:	864.61 sq m



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Lot Size: 7580 sq m

## **Lease terms**

Date Available:

## **Additional information**

Website URL: [http://www.arkadia.com/DAEX-T297/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/DAEX-T297/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 396703

