



Building with two apartments and a commercial space in Évora



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 1,440,505.71

Location

Country:	Portugal
State/Region/Province:	Évora
City:	Evora
Posted:	Nov 13, 2024

Description:

Building for sale in Évora, fully restored and refurbished, located in the historic center of the city next to the Church of São Vicente and a few meters from the Giraldo Square.

Classified as a building of public interest, the property was fully restored and remodeled, with scrupulous respect for historical architectural details, with particular emphasis on Manueline windows, interior and exterior stones and stonework, vaulted ceilings, windows and wooden doors recovered. Additionally, some comfort elements were included, such as the installation of air conditioning, wooden floors, hydraulic flooring outside and common circulation areas and false ceilings with recessed lighting.

Consisting of three divisions of independent use, one per floor, the building has a commercial space and two 2-bedroom apartments. On the first floor you can find a commercial space with 87m2, a pantry and storage area. The first and second floors have one apartment each, consisting respectively of two bedrooms, one of them en-suite, a fully equipped kitchen, a living room and another bathroom. Besides having an independent storage room each, the second floor apartment has a pleasant outdoor patio and the second floor apartment has a terrace with two levels and a magnificent panoramic view over the historical area of the city and the Alentejo plain.

Located in the historic center of Évora, the building is next to the Church of São Vicente and the Church of the Martyrs, and near the emblematic Giraldo Square, the heart of the city and a meeting point par excellence, with cafes, terraces and stores. At one end is the Santo Antão Church and the marble fountain



with 8 spouts, representing the 8 streets that lead there.

Considered one of the jewels of Alentejo and Portugal, the city of Évora dates back to Roman times. Its long history, monuments and the fact that it has preserved an urban ensemble representative of the XVI to XVIII centuries, led UNESCO to classify Évora as World Heritage. Recently it was nominated as European Capital of Culture in 2027.

As it is a property classified as of public interest, which grants it the exemption of Municipal Tax on Real Estate transactions and Municipal Property Tax (IMI), this building is an excellent investment opportunity in a city that has an important student community due to the University, with more than eight thousand students, of which 1520 are foreigners from 68 countries.

Energy Rating: B

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Condition: Good

Built: 1951

Common

Finished sq. ft.: 260 sq m

Lot Size: 145 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/NUIA-T3917/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: EDI_8075

