



## Prédio T12 em Caldas da Rainha - Nossa Senhora do Pópulo, Coto e São Gregório de 448,00 m<sup>2</sup>



### 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 586,744.05

### Location

Country: Portugal  
State/Region/Province: Leiria  
City: Caldas da Rainha  
ZIP code: 2500-068  
Posted: Nov 08, 2025  
Description:  
Dito pelo ChatGPT:

LOOKING FOR A GREAT REAL ESTATE INVESTMENT IN CALDAS DA RAINHA?  
HERE IT IS!

We present to you a building located in the heart of Caldas da Rainha, in its most prestigious area — just a few meters from the historic Praça da Fruta, the emblematic Thermal Hospital, and Parque Dom Carlos I (the city's green lung).

For a real estate investor, this property — which requires some renovation work — holds enormous potential for appreciation. It also offers an excellent opportunity for short-term profitability, thanks to the possibility of renting out its 12 rooms.

It is also a solid long-term investment due to the potential to add one or two more floors to its current structure.

Property features:

12 rooms



Total area: 448 m<sup>2</sup>

Possibility of creating several independent units

Interior courtyard

Privileged view over Praça do Hospital Termal and Parque D. Carlos I

Two spaces with direct access to the outside

Surroundings and nearby amenities:

Just a few minutes from supermarkets, health centers, schools, a university, and cultural venues

Surrounded by traditional shops, cafés, pastry shops, and typical restaurants

Only 5 minutes from the train station and 2 minutes from the bus station

5 minutes from highway access

Only 50 minutes from Lisbon Airport

Other advantages:

You can take advantage of municipal and tax incentives supporting urban rehabilitation, turning this building into a landmark in the historic center of Caldas da Rainha — a city in continuous growth and appreciation.

Energy Rating: F

Don't miss this opportunity!

For more information or to schedule a visit, contact:

IAD Portugal – David Gomes

#ref: 148607

Built: 1937

### **Common**

Bathrooms: 3

Finished sq. ft.: 448 sq m

Lot Size: 448 sq m

### **Room details**

Total rooms: 12

### **Lease terms**



Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/ZAZY-T103321/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T103321/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 148607

