Building for Sale | Lisbon – Estrela (Madragoa) Machadinho 24/32 – Renovated Residential Building for Investment Machadinho 24/32 is a historic building located in the heart of Estrela, one of the most sought-after and valuable areas in Lisbon

Agent Info

Name:	Carmen Berimbau
Company Name:	RE/MAX CIDADELA
Country:	Portugal
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Phone:	
Languages:	Portuguese
Website:	

Listing details

Property for:	Sale
Price:	USD 3,126,111.65

Location

Country:	Portugal
State/Region/Province:	Lisbon
City:	Lisbon
Posted:	Nov 24, 2025

Description:

Building for Sale | Lisbon Estrela (Madragoa)
Machadinho 24 32 Renovated Residential Building for Investment
Machadinho 24 32 is a historic building located in the heart of Estrela, one of the most sought-after and valuable areas in Lisbon. The original façade, protected as part of the city's heritage, is being preserved and restored, while the entire interior is being fully renovated to create eight modern and functional apartments with premium finishes and completely updated infrastructure.
The project is scheduled for completion in March 2026, with all units ready for occupancy. Why invest in Machadinho 24 32
Prime location Estrela is one of the fastest-growing and most valuable parishes in Lisbon. New and high-standard renovation projects in this area are priced between 6,500 m^2 and 12,000 m^2, with newly built properties currently reaching around 7,500 m^2. Machadinho 24 32 combines heritage, modernity, and a strategic location, offering a competitive price and high potential for profitability and appreciation.

Income and yield potential The Lisbon real estate market offers an average yield between 5% and 7%, depending on the type and location of the property. In the case of Machadinho 24 32, considering the rental of the eight planned units 1 studio (T0), 5 one-bedroom apartments (T1), and 2 two-bedroom apartments (T2) and the average rental rates in the Estrela area, the estimated yield is as follows:
Estimated Rental Income and Return: T0: 1,200 month
T1: 1,800 month
T2: 2,500 month Gross Annual Income Calculation: (1 × 1,200 × 12) + (5 × 1,800 × 12) + (2 × 2,500 × 12) = 182,400 year Gross Yield: (182,400 ÷ 2,700,000) × 100 = 6.75% per year
Net Yield (after average operating costs of 2025%): 5% 5.2% per year
Average Annual Appreciation (Estrela, Lisbon): 5%
Estimated Total Annual Return: 10% 12% per year Additional Advantages Capital Appreciation: Estrela has a consistent track record of value growth, driven by limited supply and strong international demand.Purchasing an entire building in this prime location offers protection against inflation and solid medium- to long-term appreciation. Rental Flexibility: The units have been designed for medium- and long-term rentals, meeting the growing demand from expatriates and international professionals who value centrality, comfort, and proximity to services, gardens, and public transport. Simplified Management: The investor will be the sole owner of a fully renovated building, avoiding the complexities of shared condominium management and enabling a coordinated rental strategy to maximize occupancy and returns. General Features Full renovation with preservation of the historic façade and contemporary interior design
Functional areas and efficient layouts, equipped kitchens, and custom-made carpentry
Unit types: 1 studio (T0), 5 one-bedroom (T1), and 2 two-bedroom (T2) apartments
Premium finishes and brand-new electrical and plumbing infrastructure
Location: Estrela, Lisbon near Jardim da Estrela, the Tagus River, public transport, and amenities
Opportunity
Machadinho 24 32 represents an exclusive opportunity for investors seeking a solid asset with predictable returns and continuous value growth.
With a net yield of approximately 5% and annual appreciation potential of up to 6%, this is a secure, profitable, and timeless investment in one of Lisbons most prestigious and stable neighborhoods.
Machadinho 24 32 an investment with soul, built to stand the test of time. ««The information provided does not exempt its confirmation and cannot be
considered binding. »» - REF: 121331338-1

Built:	1950

Common

Finished sq. ft.:	436 sq m

Lease terms

Date Available:

Contact information

IMLIX ID:	121331338-1