

# Urban Building in Total Ownership with Residential Potential - Campo de Ourique / Largo do Rato, Lisbon



## 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: EUR 2,500,000

## Location

Country: Portugal  
State/Region/Province: Lisbon  
City: Lisbon  
Posted: Jan 24, 2026  
Description:

Urban building in full ownership, located in one of the most consolidated, sought after and resilient areas of Lisbon, between Campo de Ourique and Rato. The building is currently licensed for Collective Use Housing - Special Residences, with a valid use license, and has clear potential for conversion into residential apartments, subject to urban design and framework.

With 3 floors above ground (2 floors + 1 recessed), the property has a gross construction area of 566 m<sup>2</sup> and a floor area of 471.17 m<sup>2</sup>, and currently consists of 20 rooms, spread over approximately 10 rooms with private sanitary facilities, living rooms, common areas, technical and support areas. The structure is continuous, with well-defined vertical circulations, allowing an efficient interior redistribution for the creation of autonomous fractions. The building, built before 1931, needs updating intervention, namely in terms of the reorganisation of spaces and modernisation of technical infrastructures.

Inserted in an area of high housing demand, marked by strong absorption of residential product, scarcity of new supply and stable market profile, this asset presents a solid economic rationale, suitable for residential development operations for sale or medium and long-term asset rental strategies. The investment risk is mitigated by the location, depth of market and reduced existence of comparable assets in the surroundings.

The location benefits from excellent accessibility and mobility: Rato Metro station (Yellow Line) about a 4-minute walk away, multiple bus stops within a radius of 150 to 300 meters, quick access to Amoreiras

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and the A5, and connection to Lisbon Airport in about 20 to 25 minutes. Central points such as Estrela, Campo dos Prazeres, Príncipe Real and Amoreiras are within walking distance.

An urban asset with strong potential for appreciation, located in one of the most sought-after neighbourhoods in Lisbon, ideal for investors and developers looking for a favourable location, scale and market environment.

Energy Rating: E  
#ref:HT\_40999

### Common

Finished sq. ft.: 471.17 sq m

### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/VKvh-T3397/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/VKvh-T3397/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: HT\_40999

