



Building and Shop 345m2 | 4 Floors - Residential - Garage - Rooftop River View



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 632,510.08

Location

Country: Spain
 State/Region/Province: Andalusia
 City: Ayamonte
 ZIP code: 21400
 Posted: Jan 29, 2026

Description:

Complete building with shop, garage and panoramic rooftop | Historic Center of Ayamonte | 345 m²

In the heart of the historic center of Ayamonte, this complete building comprises two independent units, totaling 345 m² of constructed area, consisting of a commercial shop, a residential building with a garage, and a panoramic rooftop with direct views of the Guadiana River, Portugal, and the city's historic center.

A rare opportunity for investors, tour operators, or anyone seeking a premium asset in one of the most authentic and sought-after areas of the Portuguese-Spanish border, with high potential for appreciation and profitability.

Property Composition

Independent commercial shop - 100 m²

Fully operational and recently renovated shop, with a fully renovated bathroom and high-quality floor insulation. It has independent electricity, with water supply from the residential building. It has direct street access, making it ideal for commerce, clinics, offices, services, or tourist accommodation reception.

Residential building - 4 floors | 256 m²

Garage



Enclosed garage of approximately 20 m², with access from a rear street, an extremely rare feature in the historic center of Ayamonte.

1st Floor - Social Area

Large living room on two levels, with excellent natural light, equipped with high-powered air conditioning. The old fireplace has been removed, but all the infrastructure remains, making it possible to reactivate it simply by removing the existing furniture.

Large kitchen with a sitting area and fireplace, equipped with a ceramic stove and oven. It has two air conditioning units. The kitchen fireplace connects to an office and two of the bedrooms, allowing for efficient heating in several rooms.

Full bathroom, storage/pantry and private internal patio, with specific insulation for humidity control.

2nd Floor - Private Area

Area comprising four bedrooms, one of which is a suite. Two of the bedrooms have access to a shared balcony. There are two bathrooms, one in the suite and another serving the other bedrooms. Continuous balcony with good sun exposure.

3rd Floor - Panoramic Rooftop

Two large panoramic terraces with open views over the Guadiana River, the Portugal-Spain international bridge, and the historic center of Ayamonte. This floor also has two additional enclosed spaces, ideal for an office, storage, or support areas.

Technical Characteristics and Comfort

The property underwent renovations approximately four years ago. The contracted electrical power is 5.5 kW. There is an ambient music system installed throughout the house, currently unused. The internal patio has adequate insulation for protection against humidity.

Sun Exposure:

Living Room: West

Kitchen: North

Kitchen sitting area: East

Bathrooms: East

Location and Surroundings

Located on Calle Capilla del Monte, in the historic center of Ayamonte.

Within a short distance are supermarkets, the Guadiana River, the marina, a health center with emergency services, a private clinic, pharmacies, banks, restaurants, bars, traditional shops, and public transportation.

Driving distances:

Isla Canela Beach: 5 minutes

Punta del Moral Beach: 6 minutes

Vila Real de Santo António (Portugal): 10 minutes



Faro Airport: 45 minutes

Ideal property for tourism investment, mixed use (commercial and residential), family project with income or strategic purchase for future appreciation.

If you wish, I can adapt this text for real estate portals, create a short version for advertisements, prepare an investment pitch or translate it into other languages.

#ref:CS-PRÉ-94139

Common

Finished sq. ft.: 345 sq m

Building details

Number of Garages: 1

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/YUPI-T17660/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: CS-PRÉ-94139

