



Rehabilitated Building in the Historic Center of Setúbal with 6 Apartments



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 1,375,740.42

Location

Country: Portugal
State/Region/Province: District of Setúbal
City: Setúbal
Posted: Mar 06, 2026

Description:
Rehabilitated Building in the Historic Center of Setúbal
6 Apartments | Gross Yield Potential of 6.2%

We present this fully rebuilt building, with completion in 2026, located in the historic centre of Setúbal, in an area in growing appreciation and with strong demand for housing and investment.

The rehabilitation project was developed with special attention to the architectural identity of the building, having been preserved or recreated several elements of its original design, among which the balconies worked in iron and the floors in hydraulic tiles stand out, which give character and authenticity to the set.

Building composition

The building consists of 6 housing units, spread over three floors:

Ground floor

Fraction A - T0 | 31 m²
Fraction B - T1 | 42.5 m²

1st Floor

Fraction C - T0 | 31.8 m²



Fraction D - T1 | 39.6 m²

2nd Floor

Fraction E - T0 | 29.3 m²

Fraction F - T1 | 42 m²

In total, the building includes 3 T0 apartments and 3 T1 apartments, typologies particularly suitable for the urban rental market and for investment.

Location

Located in the historic centre of Setúbal, the property benefits from proximity to some of the city's main points of interest.

Among them are:

- Livramento Market
- Riverfront and seafront restaurants
- Traditional commerce and services
- direct connection to the beaches of Arrábida and Tróia

The ferry terminal to Tróia is about 600 metres away, approximately 8 minutes' walk away, allowing a quick connection to one of the most prestigious bathing areas in the region.

Investment potential

Setúbal has been asserting itself as one of the most dynamic real estate markets in the Lisbon Metropolitan Area, driven by quality of life, proximity to the capital and growing residential and tourist demand.

In this context, the building has an estimated gross yield potential of around 6.2% on a lease basis, constituting an interesting opportunity for investors looking for income and appreciation.

Additional Information

Interior photographs will be available soon.

An independent appraisal carried out by an expert appraiser certified by the CMVM is also available, which can be consulted after visiting the property.

Energy Rating: B-

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Condition: Good

Common

Finished sq. ft.: 182.87 sq m

Lease terms

Date Available:

Additional information



IMLIX

IMLIX Real Estate Marketplace

<https://www.imlix.com/>

Website URL:

http://www.arkadia.com/VKVH-T3410/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

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