



## listing



### 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 937,214.68

#### Location

Country: Portugal  
 State/Region/Province: Coimbra  
 City: Coimbra  
 Posted: May 09, 2026

#### Description:

Exclusive building with several apartments with private parking spaces in a garage and private garden: a unique investment opportunity.

Building with potential that can be maximized, both for the end customer (housing investment) and for the investor seeking profitability, in a strategic location in Coimbra, the ideal choice for those seeking a solid asset with an excellent profitability rate.

With outdoor space and high potential for appreciation, it stands out as a rare opportunity in the Coimbra real estate market: an entire building in one of the most sought-after and dynamic areas of the city.

Each of the units stands out for its functionality and unique characteristics that are rarely found in central urban areas:

- 4 two-bedroom apartments: with gross areas of 75 m<sup>2</sup> each, in reasonable condition.
  - Individual closed garages: each apartment has a garage of approximately 35 m<sup>2</sup>, guaranteeing not only secure parking, but also generous space for extra storage.
  - Private patio and garden: land at the back as a major differentiator; A versatile space that allows you to create a leisure retreat, private gardens, or even an urban garden in the middle of the city.
- The building, intended for housing, consists of a ground floor with garages and storage, with a 1st floor right with 3 rooms, kitchen and bathroom; 1st floor left with 3 rooms, kitchen and bathroom; 2nd floor right with 3 rooms, kitchen and bathroom; 2nd floor left with 3 rooms, kitchen and bathroom. 3 floors, 12 divisions.



- UNIT A - Ground floor left garage, with an area of 35.61 m<sup>2</sup>, consisting of a garage and storage. Percentage of 80.69 %.
- UNIT B - Ground floor center garage, with an area of 30.51 m<sup>2</sup>, consisting of a garage and storage. Percentage of 69.14 %.
- UNIT C - Ground floor right garage, with an area of 51.11 m<sup>2</sup>, consisting of a garage and storage. Percentage of 126.46%.
- UNIT D - First Floor left, with an area of 73.40 m<sup>2</sup>, consisting of two bedrooms, living room, kitchen and a bathroom. Percentage of 166.32%.
- UNIT E - First Floor right, with an area of 79.67 m<sup>2</sup>, consisting of two bedrooms, living room, kitchen and a bathroom. This unit includes the storage room on the center ground floor, with an area of 12.57 m<sup>2</sup>. Percentage of 209.02%.
- UNIT F - Second Floor left, with an area of 73.40 m<sup>2</sup>, consisting of two bedrooms, living room, kitchen and a bathroom. Percentage of 166.32%.
- UNIT G - Second Floor right, with an area of 80.34 m<sup>2</sup>, consisting of two bedrooms, living room, kitchen and a bathroom. Percentage of 182.05%.
- COMMON AREAS - The following parts of the building are common: internal stairs and internal corridor on the ground floor, with an area of 12.64 m<sup>2</sup>; internal stairs on the 1st floor, with an area of 8.98 m<sup>2</sup>; internal stairs on the 2nd floor, with an area of 8.98 m<sup>2</sup>; patio, with an area of 180.00 m<sup>2</sup>; attic, with an area of 177.55 m<sup>2</sup>; roof, with an area of 198.00 m<sup>2</sup>; remaining land, with an area of 220.00 m<sup>2</sup>.
- Total land area: 580.0000 m<sup>2</sup>; Building footprint area: 180.0000 m<sup>2</sup>; Gross construction area: 540.0000 m<sup>2</sup>; Gross dependent area: 180.0000 m<sup>2</sup>; Gross private area: 360,000 m<sup>2</sup>.

With a premium location, on a typical Coselhas hillside, where the land is higher in relation to the main road, the building offers unbeatable convenience: accessibility (a few minutes from the city center and with direct access to the Outer Ring Road); mobility (area widely served by public transport, allowing for quick and efficient travel); proximity (close to the main hospital (HUC) and university centers, guaranteeing constant demand, both for owner-occupied housing and for rent), with excellent proximity and quick access to the Celas region, one of the most prestigious and sought-after areas of the city.

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### Common

Finished sq. ft.:	540 sq m
Lot Size:	580 sq m

### Lease terms

Date Available:

### Additional information



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Website URL:

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**Contact information**

IMLIX ID:

907042

