



## T2+1 with River View, 50m BEACH



### Agent Info

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Name:             | Claudio Abrantes                                                                                |
| Company           | PalSul-Grupo Retraite                                                                           |
| Name:             | Doreé Au Portugal                                                                               |
| Country:          | Portugal                                                                                        |
| Experience since: |                                                                                                 |
| Service Type:     | Selling a Property                                                                              |
| Specialties:      |                                                                                                 |
| Property Type:    | Apartments                                                                                      |
| Phone:            |                                                                                                 |
| Languages:        | English, Portuguese                                                                             |
| Website:          | <a href="https://www.retraiteimobilierportugal.fr">https://www.retraiteimobilierportugal.fr</a> |

### Listing details

|               |             |
|---------------|-------------|
| Property for: | Sale        |
| Price:        | EUR 369,000 |

### Location

|                        |              |
|------------------------|--------------|
| Country:               | Portugal     |
| State/Region/Province: | Faro         |
| Address:               | Portimão     |
| Posted:                | Jun 23, 2026 |

### Description:

2+1 bedroom apartment located just 50 meters from Praia da Rocha and Portimão Casino, in one of the most sought-after areas of the Algarve. Located on the 5th floor with elevators, this property stands out for its river view, balconies, large bedrooms with built-in wardrobes and an extra versatile bedroom, ideal as an office, additional bedroom or multifunctional space. Surrounded by restaurants, bars, shops, beach and nightlife, it represents an excellent opportunity for holidays, investment or permanent residence by the sea.

Just a few steps from the emblematic Praia da Rocha, this 2+1 bedroom apartment presents an excellent opportunity for those looking to invest, create a holiday residence or transform a property in a privileged location in the Algarve.

Located on the 2nd line of Praia da Rocha, just 50 meters from the beach and the Portimão Casino, it benefits from an exceptional location, surrounded by restaurants, bars, shops, services and nightlife, allowing you to enjoy the best of Portimão without the need to use a car.

Located on the 5th floor of a building with two elevators, the property needs total renovation, offering enormous potential for customization and future appreciation.



The distribution of the apartment includes:

Entrance hall

Large living room with balcony and pleasant river view

Independent kitchen with small balcony

2 spacious bedrooms with built-in wardrobes and balcony

1 extra bedroom, ideal as an office, additional bedroom or multifunctional space

1 full bathroom

River view from the social areas of the apartment

Building entrance with security system by code

Several parking areas in the vicinity

Building served by 2 elevators

With a privileged location, immediate proximity to the beach and great potential for renovation, this property could become an excellent permanent residence, holiday home or investment opportunity in one of the most emblematic areas of the Algarve.

A rare opportunity to create a space tailored to you in a location where true luxury lies in the proximity to the sea and the potential for appreciation. - REF: 01-AC415A

|            |                  |
|------------|------------------|
| New:       | No               |
| Condition: | Must be reformed |
| Built:     | 1986             |

## Common

|                   |           |
|-------------------|-----------|
| Bedrooms:         | 2         |
| Bathrooms:        | 1         |
| Finished sq. ft.: | 93,6 sq m |

## Lease terms

Date Available:

## Contact information

IMLIX ID: 01-AC415A

