



## 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 672,363.22

#### Location

Country: Portugal  
State/Region/Province: District of Setúbal  
City: Setúbal  
Posted: Jun 25, 2026

Description:  
The most stunning rooftop currently for sale in Setúbal

A Unique Investment in the Centre of Setúbal | 190 m<sup>2</sup> + Exclusive Rooftop and Outdoor Corridor (approx. 300 m<sup>2</sup>)

We are pleased to present a rare opportunity to acquire a truly unique commercial space in the heart of Setúbal, on Rua Guilherme Gomes Fernandes.

Spanning 190 m<sup>2</sup> across two floors, this property stands out for its versatility, size and potential for appreciation, making it ideal for a restaurant, events venue, showroom, co-working space, clinic, boutique gym, cultural venue or any concept seeking a strategic location and a space with character.

The property features high ceilings, providing an extraordinary sense of space and light, complemented by double-glazed windows that ensure thermal and acoustic comfort. It also features a kitchen with a flue, enabling the development of projects in the catering and hospitality sectors, as well as five bathrooms, offering all the functionality required for activities with high footfall.

One of the property's major highlights is its magnificent private rooftop, combined with a pleasant outdoor area, creating a unique setting for events, outdoor dining, gastronomic experiences or social spaces overlooking São Filipe Castle.



**Key features:**

- 190 m<sup>2</sup> total floor area
- Spread over 2 floors
- Exclusive rooftop with views of the castle
- Private outdoor space
- High ceilings
- Kitchen with extractor fan
- 5 bathrooms
- Double-glazed windows
- Excellent potential for generating income
- Central and strategic location

A property with features that are hard to find on the market, combining location, size and potential to develop a successful project or secure an investment with strong potential for appreciation. Book your viewing now and discover the full potential of this exclusive property in Setúbal.

Note: Some images are for illustrative purposes only and are intended solely to demonstrate the potential of the space.

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### **Common**

Finished sq. ft.: 191 sq m

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/ZAZY-T108383/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T108383/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 929780

