



Building for sale in Cacilhas investment with income and high potential



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 1,499,604.17

Location

Country:	Portugal
State/Region/Province:	District of Setúbal
City:	Almada
Posted:	Jul 07, 2026

Description:

We present an excellent investment opportunity in the heart of Cacilhas, one of the most emblematic, dynamic and valued areas of Almada. This complete building, consisting of 3 floors, brings together a very attractive combination of commercial space in operation and housing fractions, benefiting from a location with strong residential, tourist and commercial demand.

The property is constituted in horizontal property and includes 5 autonomous fractions, distributed between the ground floor, 1st floor and 2nd floor, with a total gross private area of 297.35 m². On the ground floor there is a fraction intended for commerce, with a commercial license, giving the property a component of immediate income and an excellent exposure in a passage area.

The remaining 4 fractions are intended for housing, all of type T1, which reinforces the potential profitability of the building, whether for traditional rental, medium-term accommodation, independent housing exploration or future asset appreciation.

Composition of the building:

Ground floor commercial fraction, with 106.45 m² of gross private area and 3.64 m² of dependent gross area.

1st Left 1 bedroom flat with 49.60 m² of private gross area.



1st Right 1 bedroom flat with 49.50 m² of private gross area.

2nd Right - 1 bedroom flat with 47.70 m² of private gross area.

2nd Left 1 bedroom flat with 44.10 m² of gross private area.

The location is one of the great highlights of this asset. Cacilhas is a historic and vibrant area, known for its strong connection to Lisbon through the river terminal, its proximity to commerce, services, restaurants, public transport and its privileged views over the Tagus River and the capital. The surroundings have been consolidating themselves as one of the most sought-after areas on the south bank, both by residents and investors.

This building represents a rare opportunity for those looking to acquire a complete asset, with a commercial and residential component, in a strategic location and with high potential for income, appreciation and requalification.

Ideal for investors, real estate funds, rental operators or buyers who want a multifunctional property in one of the most sought-after areas of Almada.

Energy Rating: D

#ref:9231

Common

Finished sq. ft.: 297 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/GTWW-T1523/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 9231

