Commercial Investment Property for Sale in Semino, Vilamoura | 7.94% Yield with Tenant Until 2032

Agent Info

Name:	Keely Capel Teixeira
Company Name:	Private Luxury Collection
Country:	Portugal
Experience since:	2008
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Specialties:	Buyer's Agent, Listing Agent, Relocation, Consulting
Property Type:	Apartments, Houses, Commercial Property, Land lot
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Listing details

Property for:	Sale
Price:	USD 331,070.03

Location

Country:	Portugal
State/Region/Province:	Faro
City:	Loule
Address:	Quarteira
Posted:	Jul 20, 2026

Description:

This commercial investment property in Vilamoura presents a rare opportunity to acquire two income-producing retail units with an established tenant and immediate cash flow. Offered for sale together, the properties provide a combined internal area of 294.16 sqm and form part of a professionally operated co-living development designed for the growing remote working market. Located just 25 minutes from Faro Airport, 27 minutes from Faro, 50 minutes from Spain, and approximately 2 hours 20 minutes from Lisbon, the asset benefits from strong regional connectivity within one of the Algarve's most established property markets.

The investment comprises two commercial spaces measuring 190.86 sqm and 103.30 sqm, currently operating within a co-living and co-working concept. The premises have been configured to support flexible accommodation services for remote professionals, providing functional commercial space within an established operation. Both units are being sold together as a single investment opportunity, allowing investors to acquire an income-producing asset without the complexity of multiple acquisitions.

A key strength of this Vilamoura commercial property investment is the existing lease structure. The current tenant is contracted until 2032, with renewal provisions already in place, providing long-term income visibility. The property generates an annual rental income of 24,040, delivering an attractive 7.94% gross annual yield against the asking price of 290,000. This creates an opportunity for investors seeking predictable returns backed by an operating business rather than vacant commercial premises.

Vilamoura continues to demonstrate resilient demand across both residential and commercial real estate, supported by international tourism, year-round occupancy, and ongoing infrastructure investment. Commercial assets with established tenants and secure lease agreements remain relatively limited compared with the wider residential market, making opportunities such as this increasingly difficult to source.

For investors seeking additional commercial opportunities across the Algarve, Request a bespoke property search to access investment assets that are not widely marketed. Strategic buyers can also Book a private consultation to discuss commercial acquisitions, yield-focused investments and broader Portugal real estate opportunities.

This is a straightforward investment proposition: an established income-producing commercial asset in Vilamoura with contracted rental income, a proven operating concept, and long-term tenancy already in place. - REF: PL/1139

New:	No

Common

Finished sq. ft.:	294,16 sq m

Lease terms

Date Available:	

Contact information

IMLIX ID:	PL/1139