Fully Renovated Residential Investment Building for Sale in Barreira, Leiria | 17 Apartments | 7% Yield

Agent Info

Name:	Keely Capel Teixeira
Company Name:	Private Luxury Collection
Country:	Portugal
Experience since:	2008
Service Type:	Selling a Property, Buying a Property
Specialties:	Buyer’s Agent, Listing Agent, Relocation, Consulting
Property Type:	Apartments, Houses, Commercial Property, Land lot
Phone:	+351 (915) 471-151
Languages:	English, Other
Website:	http://www.privateluxurycollection.com

Listing details

Property for:	Sale
Price:	EUR 1,940,000

Location

Country:	Portugal
State/Region/Province:	Leiria
City:	Leiria
Address:	Leiria, Pousos, Barreira e Cortes
Posted:	Jul 20, 2026

Description:

Located in Barreira, Leiria, this fully renovated residential investment building presents an established income-producing asset within one of Central Portugal's strongest regional property markets. Completed to a high standard in August 2025, the building comprises 17 fully independent residential units across three floors, delivering an annual rental income of 135,600 with a current 7% gross yield. Its combination of immediate income, modern specification and strategic location positions it as a compelling Leiria investment property.

The building includes 11 one-bedroom apartments (T1) and 6 studio apartments (T0), each designed as a self-contained residence with fully equipped kitchens and independent services. The renovation focused on durability, efficiency and low ongoing maintenance. The structure comprises reinforced concrete with solid and lightweight slabs, while the roofing combines traditional clay tile pitched sections with modern waterproofed flat roofs.

Construction quality continues throughout the building. PVC window frames provide excellent thermal and acoustic insulation, contributing to lower operating costs and tenant comfort. Exterior façades are finished with high-quality coatings complemented by Moleanos limestone sills and lintels. Common circulation areas incorporate smoke detection systems, while external areas are finished with durable concrete paving, creating a practical and low-maintenance environment.

Leiria continues to strengthen its position as one of Portugal's most resilient regional property markets. Demand for quality rental accommodation remains supported by a diversified economy, expanding business activity, higher education institutions and modern infrastructure. Limited residential supply continues to underpin capital growth while providing stable occupancy across professionally managed rental assets. Positioned approximately 1.5 hours from both Lisbon and Porto, with convenient access to the Atlantic coastline, the city offers strong connectivity without the pricing pressures experienced in Portugal's larger metropolitan markets.

For investors seeking Leiria real estate with immediate cash flow, this asset combines verified income with long-term appreciation potential. The recent renovation significantly reduces capital expenditure requirements while providing a modern product suited to current rental demand.

For buyers seeking similar opportunities, Request a bespoke property search to access investment assets aligned with your acquisition strategy. Alternatively, Book a private consultation to discuss income-producing property opportunities across Portugal's established regional markets.

This is a fully operational residential investment offering where the fundamentals are clear: verified income, modern construction, established occupancy and exposure to a market supported by long-term economic growth. - REF: PL/1140

New:	No

Common

Bedrooms:	17
Bathrooms:	17
Finished sq. ft.:	579 sq m

Lease terms

Date Available:

Contact information

IMLIX ID:	PL/1140