



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 258,393.33

Location

Country:	Portugal
State/Region/Province:	Leiria
City:	Marinha Grande
Posted:	Jul 25, 2026

Description:

Hybrid Investment with High Yield Potential: T1 Studio with Mezzanine, Terrace and Independent Commercial Space

If you're looking for a versatile real estate asset capable of optimizing your capital or combining housing and your own business at the same address, this property represents a unique strategic opportunity in the market.

With two completely independent entrances, the property is intelligently distributed across two autonomous spaces:

- GROUND FLOOR - Commercial / Multi-Use Space:

- Spacious and functional shop with private WC.
- Independent street-level entrance, perfect for an office, studio, workshop, retail or to generate income through commercial lease.

- 1ST FLOOR — T1 Studio with Mezzanine & Terrace:

- Distinguished by its contemporary architecture and fluid spatial layout, where the mezzanine adds a unique dimension of volume and sophistication.
- The living area integrates seamlessly with the fully equipped and optimized kitchen, offering the right balance between functionality and elegance for everyday living.
- The private area comprises a spacious bedroom and is supported by two complete bathrooms, ensuring



maximum comfort, convenience and privacy.

- The key differentiator lies in its generous private terrace, a natural extension of the interior space ideal for leisure moments, outdoor dining and relaxation.

Located in the city center, it benefits from a privileged location with excellent accessibility, just steps away from all types of shops, transport and essential services.

Come discover the potential of this space.

Contact us today to schedule your visit or for additional information.

#ref: 976963

Common

Finished sq. ft.: 271 sq m

Lot Size: 150 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/ZAZY-T109110/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 976963

