



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 360,687.08

Location

Country:	Portugal
State/Region/Province:	Lisbon
City:	Odivelas
Posted:	Aug 11, 2026

Description:

Building for Investors | Full Ownership | 3 Apartments | Immediate Income | High Appreciation Potential

Exclusively for investors.

We present an excellent investment opportunity, ideal for those seeking an asset with immediate income and significant appreciation potential.

This is a building in full ownership, comprising three apartments currently rented, which provide a total monthly income of €1,500, corresponding to an initial gross return of approximately 5.8% per year, considering the sale price of €310,000.00.

The current tenants may vacate the properties if the future owner wishes to proceed with their refurbishment or remodeling, in accordance with applicable legislation.

At ground floor level, the property also has a garage/warehouse of approximately 150 m², corresponding to the commercial space of the building. This space is not currently rented by the owner's choice, representing an excellent opportunity to increase the investment's profitability or adapt it to different uses, subject to obtaining the legally required authorizations.

Considering the rental market in the area, this space could represent an estimated additional income between €750 and €1,200/month, allowing the investment's gross return to reach values between 8.7%



and 10.4% per year.

Key features:

Building in full ownership.

Comprised of 3 apartments.

All apartments currently rented.

Current monthly income of €1,500.

Current gross return of 5.8%/year.

Garage/warehouse (commercial space) of approximately 150 m².

Space not rented by owner's choice, allowing the property's profitability to be enhanced.

Excellent opportunity for investors wishing to rehabilitate, enhance value, and maximize investment returns.

Sale price: €310,000.00.

Important Information

The property does not have an Occupancy License. Its commercialization is carried out in accordance with current legislation applicable to properties in this situation. This circumstance does not exempt verification of the viability of the intended project with the competent authorities.

If you are seeking an investment with immediate income, high appreciation potential, and the possibility of significantly increasing profitability, this building has unique characteristics to integrate into your investment portfolio.

Contact me for more information, documentation, or to schedule a visit.

#ref: 985464

Common

Finished sq. ft.: 171 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/ZAZY-T109486/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 985464



IMLIX

IMLIX Real Estate Marketplace

<https://www.imlix.com/>

