



Building for Rehabilitation with 2,275 m² in Lisbon



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 3,009,739.53

Location

Country:	Portugal
State/Region/Province:	Lisbon
City:	Lisbon
Posted:	Aug 14, 2026

Description:

Located in Lisboa.

This building represents an excellent opportunity for investors and developers looking for a project with high potential for appreciation, benefiting from a privileged location and great versatility of use.

The result of a rehabilitation project that preserved the façade of the original building (existing until 1988), the property combines the architectural character of the construction with the possibility of adapting to the current demands of the market.

The initial project contemplated the use of the floors above the ground floor for offices, while the ground floor and the two basements were designed for commercial spaces. However, the configuration of the building allows for the analysis of different solutions of use, subject to obtaining the respective approvals by the competent authorities.

The construction areas are distributed as follows:

- Ground floor: Gross Construction Area of 627 m².
- Basement 1: Gross Construction Area of 627 m².
- Basement 2: Gross Construction Area of 627 m².
- 1st, 2nd and 3rd floors, as well as the attic: Gross Construction Area of 394 m² per floor.

The building has a total Gross Construction Area of 2,275 m², of which 1,021 m² are above ground.



It should be noted that, due to several setbacks during the execution of the work, the construction process lasted for more than a decade. As a consequence, the project was outdated in view of the evolution of legislation and technical regulations introduced in the meantime, and adaptation interventions are currently necessary to comply with the rules in force and obtain the respective License of Use.

The building does not have private parking, a factor that should be considered in the development of any future project.

A rare opportunity to develop a large asset in a strategic location, with strong potential for appreciation and adaptation to the needs of the current market.

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/IPQX-T33/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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