



Building in the center of Setúbal, Portugal



Agent Info

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Listing details

Property for: Sale
Price: USD 891,408.98

Location

Country: Portugal
State/Region/Province: District of Setúbal
City: Setúbal
Address: Praça do Bocage 95
Posted: Oct 09, 2026

Description:

Excellent Investment!

A 3-story building, move-in ready, offering versatility for residential or commercial use. High profitability potential, located at Praça do Bocage in Setúbal.

Dating back to 1893 and fully rebuilt in 2015:

- Ground floor (60 m²): features shop windows, abundant natural light, and a security door.
- 1st floor (60 m²): includes a main room, kitchenette, and restroom (currently set up for commercial/service use), easily convertible into an apartment.
- 2nd floor (60 m²): an apartment featuring a high-security door, a mezzanine for storage, and full furnishing.

The entire building features powder-coated aluminum window frames with double glazing and tilt-and-turn functionality, as well as suspended ceilings with recessed LED lighting. Air conditioning is installed on all floors. Full utility infrastructure is in place, including water, electricity, and internet.

Located in the heart of Setúbal, just a 5-minute walk from the Livramento Market, supermarkets, schools, and green spaces. It is 7 minutes from the Setúbal Marina and the ferry terminal to Troia Beach. It lies 2 km from Albarquel Beach and 7 km from Figueirinha Beach and Arrábida Natural Park.

Montado Golf Course is 18 km away. The area offers a wide range of restaurants, cafés, museums, and theaters, as well as health centers, pharmacies, banks, and other services.

An attractive investment opportunity—move-in ready with the potential for immediate monthly rental income.

This building has a history; if you wish to continue that story, come for a visit—you could soon hold the keys to this 143-year-old building.



New:	No
Condition:	Excellent
Built:	1893
Renovated:	2015
Tenanted:	No

Common

Bedrooms:	1
Bathrooms:	2
Finished sq. ft.:	180 sq m
Lot Size:	60 sq m
Floor Number:	3

Energy efficiency

Energy Consumption:	B
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Building details

Parking:	No
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Lease terms

Date Available:

Additional information

Virtual tour URL:	https://www.youtube.com/watch?v=mn4UE1wslFg
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Contact information

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