



Building under Refurbishment in the Heart of Lisbon



Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 1,386,242.79

Konum

Ülke:	Portugal
Eyalet/Bölge/ Şehir:	Lisbon
Şehir/İlçe:	Lisbon
Posta kodu:	1200-141
Yayınlandı:	30.10.2025

Açıklama:

Excellent real estate investment opportunity in the heart of Lisbon, next to Chiado and Bairro Alto, in one of the most emblematic streets of the city Rua Diário de Notícias.

Building in the final stages of refurbishment, with three apartments already completed (1st, 2nd and 3rd floors).

Ideal for medium-term rentals, students or digital nomads.

Key features:

4 floors in total

Total gross area: 218 m²

Implantation area: 57 m²

Private area: 185 m²

Totally vacant no tenants

Ready to bookkeeping without bureaucracy

Immediate delivery after completion of the works

Building Distribution:

Ground Floor:

Versatile space (mixed use) with 3.5 m ceiling height

Magnificent stone arch from the nineteenth century

1 WC + Kitchenette



It can function as an atelier, shop, gallery, office or T2 housing
Covered Area: 57 m² | Living area: 50 m²

1st Floor: T3 - 43 m²
2nd Floor: T3 - 48 m²
3rd Floor: T2 - 40 m²
Total: 8 rooms | 6 toilets

Equipment and Finishes:
Kitchens and kitchenettes new and equipped with modern appliances
Air conditioning in all rooms
Furnished and ready-to-rent apartments
Refurbishment works included in the sale price

Profitability and Potential:
Possibility of conversion to Horizontal Property (4 fractions)
Estimated market value per fraction: €470,000
Expected profitability: 20% to 30%
Estimated annual gross income: €108,000
Return on investment in less than 13 years

Prime Location:
Located in one of the most iconic and touristic areas of Lisbon, next to Chiado and Bairro Alto, with easy access to transport, commerce, culture and nightlife.
Ideal for investors looking for an asset with high profitability, high demand and ready to generate immediate return.

Condition of Sale
Price includes: final works, furniture and equipment
Negotiation possible before the completion of the requalification (expected in May 2024)
Immediate delivery after deed

Contact us for more information or to visit the property.
A rare investment opportunity in one of the most sought-after locations in Lisbon!
Energy Rating: E
#ref:PREPEF001

Durum: Must be reformed

Genel Bilgiler

Bitmiş metrekare: 148.35 m²
Arazi Büyüklüğü: 57 m²

Lease terms

Date Available:



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

Ek Bilgiler

Web Sitesi URL'si:

http://www.arkadia.com/THPZ-T10517/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

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