



## listing



### 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 560,634.58 |

### Konum

|                      |            |
|----------------------|------------|
| Ülke:                | Portugal   |
| Eyalet/Bölge/ Şehir: | Lisbon     |
| Şehir/İlçe:          | Odivelas   |
| Yayınlandı:          | 04.10.2026 |
| Açıklama:            |            |

### BUILDING FOR INVESTMENT WITH POTENTIAL FOR CONVERSION INTO 3 APARTMENTS

An investment opportunity in the Lisbon Metropolitan Area

Urban building with 432 m<sup>2</sup> of built area, located in Caneças, Odivelas, in a quiet residential area predominantly consisting of single-family homes and with proximity to schools, shops, services and main road access.

The property presents rehabilitation and appreciation potential, with documented possibility of organization into 3 units. The existing configuration allows for a modernization project of the spaces, creating three spacious and contemporary apartments, intended for owner-occupation, rental or subsequent sale.

### Property Characteristics

The building develops across several floors:

- Ground floor: spacious area with capacity for parking approximately 5 vehicles, and can also be used for storage;
- 1st floor: 3-bedroom apartment, comprising 3 bedrooms, spacious living room, kitchen with two areas, bathroom and balcony;
- 2nd floor: 2-bedroom apartment, with 2 bedrooms, spacious living room, kitchen with two areas,



bathroom and balcony;

- 3rd floor: 2-bedroom apartment, with 2 bedrooms, spacious living room, kitchen, bathroom, balcony and terrace.

The building also has a barbecue area and storage spaces.

The current distribution of spaces, combined with the possibility of creating 3 units, allows for considering a rehabilitation intervention oriented towards a modern residential concept.

For investors or developers, this may represent an opportunity to create a renovated residential product, benefiting from the housing demand in the Lisbon Metropolitan Area and proximity to major employment centers, shops and services.

## Location and Accessibility

Caneças offers a quiet residential environment while maintaining good connections to the main urban centers of the region.

The location benefits from proximity to major road networks, namely A8, A9/CREL, IC22 and IC17/CRIL, facilitating travel to Lisbon, Odivelas, Loures, Sintra and Amadora, as well as to the main business and commercial areas of Greater Lisbon.

Lisbon city center and Humberto Delgado Airport are at a convenient distance, allowing you to combine the tranquility of a residential area with proximity to the capital.

## Education, Shops and Services

In the surrounding area there are schools, shops, supermarkets, restaurants, services and local facilities, including the Caneças School Cluster.

The proximity to Lisbon also allows access to a wide range of universities, higher education institutes, private schools and international schools, making the location interesting for families and professionals working in the capital.

## Culture, Leisure and Proximity to the Coast

The location allows you to combine the tranquility of Caneças with proximity to the main cultural, commercial and leisure facilities of Lisbon and surrounding municipalities.

The good road network also allows access to the coastal areas of Sintra and Cascais and various beaches in the region, providing an interesting combination of quality of life, accessibility and leisure.

## Available Documentation

According to information provided by the owner, the property has:



# IMLIX

IMLIX Gayrimenkul Pazarı  
<https://www.imlix.com/tr/>

- Property Record Book;
  - Energy Certificate;
  - Property Registration Certificate of Odivelas;
  - Urbanization plan indicating 3 units.
- #ref: 1036886

## Genel Bilgiler

Bitmiş metrekare: 360 m2  
Arazi Büyüklüğü: 700 m2

## Lease terms

Date Available:

## Ek Bilgiler

Web Sitesi URL'si: [http://www.arkadia.com/ZAZY-T110755/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T110755/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1036886

