



# IMLIX

سوق العقارات IMLIX  
https://www.imlix.com/ar/

## Villa/House for Sale in Setúbal

### معلومات الوكيل

Equipa JPVA	اسم:
João Passos & Vítor Andrade	اسم الشركة:
Portugal	بلد:
Experience since:	
Selling a Property	نوع الخدمة:
Specialties:	
Apartments	Property Type:
	هاتف:
Portuguese	Languages:
	موقع الكتروني:



### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: USD 391,717.26

### موقع

بلد: Portugal  
الدولة / المنطقة / المحافظة: District of Setúbal  
مدينة: Setúbal  
عنوان: Setúbal (São Sebastião)  
نشر: 17/07/2024  
وصف:

We present this excellent building, located in Setúbal, a city recognized for its natural beauty and quality of life, with easy access to all essential services. This property is a unique opportunity both for investors looking for profitability and for those who want to transform this space into a home.

### Property Features:

- Two T1 Apartments: Each with independent entrances, recently renovated.
- Attic: Currently not used, but with an existing project for conversion.
- Total Floors: 3
- Local Accommodation Licenses: Both apartments have independent licenses and are rented with monthly contracts.
- Independent Building Booklets: Offering flexibility to the new owner for different uses and use of the space.

### Investment Potential:

This property offers several possibilities:

- Profitability: With the apartments already rented on a monthly basis, the new owner can decide to start making a profit immediately or not if he does not want to rent;



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- Transformation: Potential to convert the building into a large family home;
- Expansion: Using the attic to create additional space for the second apartment

Location:

Setúbal is a vibrant city, known for its stunning beaches, such as Praia da Figueirinha and Praia de Galápos, and the Arrábida Natural Park. The building's location offers proximity to:

- Public Transport: Ease of movement with several transport options.
- Commerce and Services: Supermarkets, shops, restaurants and cafes nearby.
- Education and Health: Schools, hospital and clinics.
- Culture and Leisure: Close to the historic center and leisure areas.

Highlights:

- Guaranteed Income: Leases already established.
- Flexibility: Various possibilities for use and expansion.
- Premium Location: Setúbal is a growing city, with an excellent quality of life and growing real estate values.

Visits and Contact:

For more information or to schedule a visit, contact us.

\*We share with all real estate agencies with an AMI license, without exception, on a 50 50 basis\* - REF:

KWPT-003226

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بنيت:

مشترك

2

غرف نوم:

2

الحمامات:

66 م

تشطيب قدم مربع:

**Lease terms**

Date Available:

**Contact information**

KWPT-003226

IMLIX ID:

