



# IMLIX

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

## Building, 8 fractions in the center of Almada - Av. Nuno Álvares Pereira, 40;

### معلومات الوكيل

ArKadia اسم:

اسم الشركة:

United Kingdom بلد:

هاتف:

Languages: Dutch, English, French,

German, Italian, Polish,

Portuguese, Romanian,

Russian, Spanish,

Swedish



### تفاصيل الاعلان

تخفيض السعر  
EUR 1,500,000

عقار لل:  
السعر:

### موقع

Portugal

District of Setúbal

Setúbal

07/01/2025

الدولة / المنطقة / المحافظة:

مدينة:

نشر:

وصف:

Located in the center of Almada, at Avenida Dom Nuno Álvares Pereira n.º 40, this building in total property with 8 fractions, has all the apartments of typology T2, with gross private area of 60 m2. The apartments have balconies facing the avenue and the praca. The current monthly income is € 4,051.00, annual € 48,612.00. 6 fractions are leased, only 1 fraction has an old contract (rent in the amount of 201,00€) 1 fraction is being refurbished 1 fraction is vacant and in need of works Building with license of use issued by the Municipal Chamber of Almada in September 1956 The ground floor has backyards in the evening, with pedestrian access gate to Praca Dona Leonor Mascarellhas. Located in a central of the city of Almada, it allows pedestrian access and all kinds of services and shops. It is only a few meters from the surface metro stop that gives access to all kinds of transport allowing you to reach Lisbon, Costa da Caprica or Setúbal easily. If you are an investor looking for a safe investment with enormous potential contact us: ... S. João Batista metro stop - 250 m Bus stop - 250 m Pragal Train Station - 3 km Cacilhas River Station - 1.8 km (25 minutes walk) Almada Health Center - 1 km Nuno Álvares Pharmacy - 150 m Easter Pastry - 40 m Almada Town Hall - 1.5 km / 1.1 mi Joaquim Benite Municipal Theatre - 750 m St. John the Baptist Square - 300 m Piaget Institute - 2.5 km Faculty of Science and Technology - 4.5 m Beaches of Costa da Caparica - 9 km Almada Forum - 3.3 km 25 de Abril Bridge - 4 km

### مشارك

م 540

م 191

تشطيب قدم مربع:

حجم كبير:

### Lease terms



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Date Available:

معلومة اضافة  
رابط الموقع:

[http://www.arkadia.com/WKLC-T105/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/WKLC-T105/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

**Contact information**

cb07-prd-12

IMLIX ID:

