



## Building with 2 apartments for Sale in Setúbal



### Agenten-Info

Name:	Equipa JPVA
Name der Firma:	João Passos & Vítor Andrade
Land:	Portugal
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen
Telefon:	
Sprachen:	Portuguese
Webseite:	

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 391,717.26

### Standort

Land:	Portugal
Staat/Region/Provinz:	Distrikt Setúbal
Stadt:	Setúbal
Adresse:	Setúbal (São Sebastião)
Veröffentlicht:	17.07.2024

### Beschreibung:

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;

- 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-003227

Gebaut: 1951

## **Allgemein**

Schlafzimmer: 2  
Badezimmer: 2  
Fertige m<sup>2</sup>: 66 m<sup>2</sup>

## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**

IMLIX ID: KWPT-003227

