



## VACANT BUILDING WITH PIP AND PROJECT FOR 17 APARTMENTS, SETUBAL



### Info Agente

Nombre:	Natalia Martínez
Nombre empresa:	Tiko Portugal
País:	Portugal
Experience since:	2017
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	+351 (2102) 003-74
Languages:	Catalan, English, Galician, Portuguese, Spanish
Sitio web:	<a href="https://tiko.pt/">https://tiko.pt/</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 2,047,093.75

### Ubicación

País:	Portugal
Estado/Región/Provincia:	Distrito de Setúbal
Ciudad:	Setúbal
Dirección:	Setúbal (são Julião, Nossa Senhora da Anunciada e Santa Maria da Graça)
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### Descripción:

VACANT BUILDING WITH PIP AND PROJECT FOR 17 APARTMENTS  
Setúbal, Historic Center

### ATTENTION INVESTORS!

We present a vacant building, located in the heart of Setúbal, in the Historic Center, next to the iconic Church of Santa Maria da Graça, Setúbal Cathedral. With PIP and project for reconstruction with 17 dwellings for housing, over 1500 m2 of gross construction area, on 4 floors, with several independent entrances!

Currently, the property has 3 floors (a 4th floor will be added in the project) and 1294 m2 of gross area, in an implantation area of 532 m2 and a spacious patio inside.



In the most sought-after and desired area of Setúbal, this building has a privileged location, ideal for investment, we are literally a 2-minute walk from Av. Luisa Todi, from the ferries of Doca do Comércio and Porto marina of Setúbal, where we can enjoy a fabulous fried cuttlefish and arrive in minutes at the paradisiacal destination that are the beaches of Tróia and Comporta, where you can enjoy a variety of activities and experiences by the sea!

Regarding accessibility, we have several buses in the vicinity, as well as the convenient Praça do Quebedo train station (next to the fabulous Gen. Luis Domingos Garden, where we can have breakfast and relax every day) ensuring ease of travel for all residents. Nearby, we also have several schools, such as the School of Hospitality and Tourism, as well as all kinds of services.

- Authorized for the construction of 4 floors, totaling about 1500 square meters, without requiring major intervention structural alteration.

- Adaptation of spacious apartments, in 17 good apartments, T1's and T2's, with enviable views, intended for housing (conversion of some commercial spaces into approved housing), meeting the urgent need for more housing in Setúbal.

- As it is located in an ARU zone of Setúbal, the construction can enjoy several benefits and tax incentives: IMI Exemption, Renewal of IMI Exemption, IMT Exemption, IRC Exemption, IRS Tax Deduction, Capital Gains Taxation, Property Income Taxation, Application of the Reduced VAT Rate on Renovation (6%), IMI Mining for buildings in ARU Zone.

Don't hesitate to take advantage of the opportunity, book your visit today!

We share it with all real estate agencies, if you have a client, get in touch with us! - REF: 231747

Nuevo: No

## **Común**

Dormitorios: 12  
Baños: 8  
Pies cuadrados terminados: 1294 m<sup>2</sup>  
Tamaño del lote: 532 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Información adicional**

Virtual tour URL: <https://floorfy.com/tour/2141878>

## **Contact information**

IMLIX ID: 231747



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