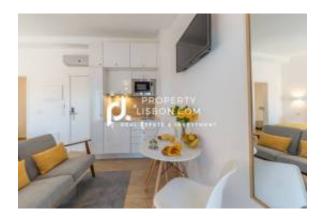
## IMLIX Mercado Inmobiliario



https://www.imlix.com/es/

# Chiado Building With 4 Studios And High Income



# Info Agente

Nombre: Andrew Wilson
Nombre Property People
empresa: London Lisbon Ltd

País: Portugal

Experience

since:

Tipo de Selling a Property

servicio:

Specialties:

Property Type: Apartments, Houses
Teléfono: +351 (915) 007-686
Languages: English, Portuguese
Sitio web: https://www.propertylis

bon.com

# Detalles del anuncio

Propiedad para: Venta

Precio: EUR 1,740,000

#### Ubicación

País: Portugal
Estado/Región/Provincia: Lisboa
Ciudad: Lisboa
Publicado: 17/12/2024

Descripción:

Building in Chiado with 4 Studios for Local Tourist Accommodation\*\*

This three-floor building was completely reconstructed in 2012, creating four modern T0 apartments, each equipped with a kitchenette, bathroom, and air conditioning, ready for the tourist rental market.

The apartments are characterized as follows:

- \*\*Floor 0:\*\* Studio apartment (27 m2)
- \*\*Floor 1:\*\* Studio apartment (27 m2)
- \*\*Floor 2:\*\* Studio apartment with balconies (27 m2)
- \*\*Floor 3:\*\* Studio apartment with balconies (24 m2)

These elegant studios, including a television, feature large windows and are fully furnished.

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This 'Alojamento Local' unit is fully operational, with a gross annual turnover of approximately €200,000. It offers an excellent return on investment and benefits from a simplified tax regime as it is classified as personal property rather than a company asset.

Located in the heart of the historic Bica neighbourhood, the building is surrounded by typical shops, restaurants, bars, markets, theatres, art galleries, churches, and museums.

It is just a 3-minute walk from Largo do Camões and the Chiado Metro and a 10-minute walk from Cais do Sodre and Praca do Comercio.

This premium location on Travessa da Laranjeira, in a rehabilitated building, ensures a secure investment opportunity.

If you want to see the latest off market deals in Lisbon get in touch for a consultation.

\* Beds: 4 \* Baths: 4 \* m2: 159

\* Price Per m2: 10,943.40€

\* District: Chiado

\* Type: Apartment, Building \* Property ID #: PL8734982373

## Común

Dormitorios: 4
Baños: 4

### **Rental details**

Furnished: Sí

#### Lease terms

Date Available:

#### **Contact information**

IMLIX ID: IX6.509.349

