



## Invest in Elvas: 440m<sup>2</sup> Commercial Store in a Privileged Location.



### Information de l'agent

Nom:	António Pereira
Nom de compagnie:	ITHLUX
Pays:	Portugal
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	Portuguese
Site web:	

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 240,000

### Location

Pays:	Portugal
État/Région/Province:	Portalegre
Ville:	Elvas
Soumis:	11/02/2025

### Description:

We present an excellent commercial store with 440m<sup>2</sup> of covered area (A.C) and 60m<sup>2</sup> of uncovered area (A.D), offering a large and versatile space, ideal for various types of business, such as commerce, offices, or specialized services.

Located next to Lidl and just a few kilometers from Badajoz, this property stands out for its privileged location, with easy access, both for the local public and for the cross-border flow.

### Property Highlights:

440m<sup>2</sup> of covered area, with large environments;  
60m<sup>2</sup> of uncovered area, ideal for expanding activities;  
Strategic location, next to the Lidl supermarket and a few kilometers from Badajoz;  
Excellent accessibility, with easy access to main roads.

Important notes: The property is rented, with an annual rent of 8,400.

If you are looking for a large commercial space, with strong growth potential and a prominent location,



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this is the ideal opportunity for your business!

Contact us for more information or schedule your visit now and discover the full potential of this space in Elvas!

Why invest and live in Portugal?

7th. Safest country in the world Global Peace Index 2023;  
One of the best motorway networks in the world;  
Portugal considered the best tourist destination in Europe in 2022, for the 5th. time in the last 6 years (WTA);  
Lisbon the best Metropolitan Seaside destination in the world in 2022 (WTA);  
Madeira Island, the best island destination in the world in 2022 (WTA);  
Algarve having a hotel unit elected with the award for Best Lifestyle Resort 2022 (WTA);  
Porto elected as the best City destination in the world in 2022 (WTA)  
Average temperature at 12 noon, in summer: 25° C and in winter: 16° C;  
Considered the 7th. Best country in the world in quality of life 2022 (InterNations);  
Portugal is 4th. Best country in the world where expats feel most at home in 2022 (Internations);  
Mediterranean Diet, classified as a World Heritage Site by Unesco;  
The best fish in the world, according to Ferran Adrià, Chef "El Bulli";  
It has 1 of the 25 most beautiful beaches in the world Tripadvisor 2022;  
It has 3 Portuguese wines among the 12 best in the world in 2022 (Forbes);  
Hospitality of the Portuguese people considered the best in the world 2018 (Internations). - REF: ITH3322

## Commun

Pied carré fini: 440 m<sup>2</sup>  
Dimesions du lot: 60 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: ITH3322

