



## Building with 2 apartments for Sale in Setúbal



### Agent Info

Name: Equipa JPVA  
Company: João Passos & Vítor  
Name: Andrade  
Country: Portugal  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Phone:  
Languages: Portuguese  
Website:

### Listing details

Property for: Sale  
Price: EUR 350,000

### Location

Country: Portugal  
State/Region/Province: District of Setúbal  
City: Setúbal  
Address: Setúbal (São Sebastião)  
Posted: Sep 26, 2024

### Description:

We present an excellent building located in Setúbal, a city renowned for its natural beauty and quality of life, with easy access to all essential services. This property represents a unique opportunity both for investors in search of profitability and for those who wish to turn it into a home.

### Property features:

Two one-bedroom apartments: Each with independent entrances, recently renovated.

Attic: Currently unused, with potential for conversion into a third floor.

Total Floors: 3

Local Accommodation Licenses: Both apartments have independent licenses and are rented out on monthly contracts, which can be terminated or not.

### Investment Potential:



This property offers several possibilities:

**Immediate Profitability:** With the apartments already rented, the new owner can choose to maintain the contracts and start making a profit from day one.

**Transformation:** Potential to convert the building into a spacious family home.

**Expansion:** Use of the attic to create more living space, increasing the usable area of the second apartment.

**Location:**

Setúbal is a vibrant city, famous for its stunning beaches, such as Praia da Figueirinha and Praia de Galápos, and for the Arrábida Natural Park. The property's location offers proximity to

**Public Transport:** Various transportation options make it easy to get around.

**Commerce and Services:** Supermarkets, stores, restaurants and cafés nearby.

**Education and Health:** Schools, hospital and clinics nearby.

**Culture and Leisure:** Close to the historic center and various leisure areas.

**Highlights:**

**Guaranteed income:** With leases already in place.

**Flexibility:** Various options for use and expansion.

**Premium Location:** Setúbal is a growing city with an excellent quality of life and increasing real estate value.

**Visits and Contact:**

For more information or to schedule a visit, please contact us.

We share with all AMI-licensed real estate agencies, without exception, on a 50/50 basis. - REF: KWPT-006064

Built: 1951

**Common**

Bedrooms: 2

Bathrooms: 2



Finished sq. ft.:

66 sq m

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

KWPT-006064

