



## Commerce - Investment Services, in a historic building on the riverfront of 24 Julho



### Agent Info

Name: António Pereira  
Company: ITHLUX  
Name:  
Country: Portugal  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Phone:  
Languages: Portuguese  
Website:

### Listing details

Property for: Sale  
Price: USD 852,160.93

### Location

Country: Portugal  
State/Region/Province: Lisbon  
City: Lisbon  
Posted: Sep 25, 2024

### Description:

Excellent opportunity, property for investment with an ongoing lease agreement, with excellent profitability.

Looking at the history of architecture, we realize that we are facing a set of properties with great cultural and historical value.

This space with enormous potential for Commerce and Services, or Housing Loft, is part of a set built at the beginning of the twentieth century (1905), when new typologies and construction techniques appear, in addition to traditional materials - stone, wood, earth, lime and plaster - benefit from modern materials - iron, glass, cement and concrete, giving rise to modern architecture, responding to new uses, allowing for new aesthetic expressions.

Space with high ceilings where, mezzanines, are still in great demand today by artists, designers, renowned brands, and all businesses that want to position themselves creatively and express their individuality through their scarcity, in a market that is too global and replicated.

On the riverfront, overlooking the Rocha Conde d'Óbidos Dock, next to the Museum of Ancient Art, in the process of reassessing access and pedestrian distribution where a passage over the avenue and train



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line is projected. Creating a new dynamic and very interesting urban use for various types of business, commercial or services that are installed in this place.

## 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);

Take advantage of this opportunity and book your visit now or ask for additional information!  
Do not hesitate to contact: Eduarda Jotta TM +351 962444565

- REF: ITH3031

New: No  
Condition: Reformed

### **Common**

Bathrooms: 3  
Finished sq. ft.: 180 sq m  
Lot Size: 395 sq m

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: ITH3031



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