



## Chiado Building With 4 Studios And High Income



### Agent Info

Name:	Andrew Wilson
Company	Property People
Name:	London Lisbon Ltd
Country:	Portugal
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+351 (915) 007-686
Languages:	English, Portuguese
Website:	<a href="https://www.propertylisbon.com">https://www.propertylisbon.com</a>

### Listing details

Property for:	Sale
Price:	EUR 1,740,000

### Location

Country:	Portugal
State/Region/Province:	Lisbon
City:	Lisbon
Posted:	Dec 17, 2024

### Description:

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.



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.

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- \* Beds: 4
- \* Baths: 4
- \* m2: 159
- \* Price Per m2: 10,943.40€
- \* District: Chiado
- \* Type: Apartment, Building
- \* Property ID #: PL8734982373

## Common

Bedrooms: 4  
Bathrooms: 4

## Rental details

Furnished: Yes

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.509.349

