



## Investment Opportunity: T2 + Attic with 128m<sup>2</sup> of Potential



### 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: EUR 100,000

### Location

Country: Portugal  
 State/Region/Province: Portalegre  
 City: Elvas  
 Posted: Feb 11, 2025

### Description:

Investment Opportunity: 2 bedroom apartment + attic with 128m<sup>2</sup> and Guaranteed Profitability.

We present this excellent 2 bedroom apartment with attic, totaling 128m<sup>2</sup> of gross area, ideal for investors looking for a safe and profitable opportunity. Currently rented, the property generates an annual return of 4,200, offering a stable return from day one.

The apartment stands out for its large and versatile space, with an attic that can be easily adapted for different purposes, further increasing the potential for future appreciation.

Located in an area of high demand, with good access and proximity to services, transport and commerce, it is a solid bet for those who want to diversify their real estate investment portfolio.

Don't miss this opportunity to guarantee a consistent passive income with potential for appreciation in the medium long term.

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: 25º C and in winter: 16º 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 Adriá, 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); - REF: ITH3324

## Common

Bedrooms:	2
Bathrooms:	1
Finished sq. ft.:	97,35 sq m

## Lease terms

Date Available:

## Contact information

IMLIX ID: ITH3324

