



## Building for Sale in Setúbal



### Informações do Revendedor

Name:	Equipa JPVA
Nome da Empresa:	João Passos & Vítor Andrade
País:	Portugal
Experience since:	
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefone:	
Languages:	Portuguese
Website:	

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 391,717.26

### Localização

Country:	Portugal
State/Region/Province:	Distrito de Setúbal
Cidade:	Setúbal
Address:	Setúbal (São Sebastião)
Adicionado:	17/07/2024

### Informação adicional:

We present this excellent building, located in Setúbal, a city recognized for its natural beauty and quality of life, with easy access to all essential services. This property is a unique opportunity both for investors looking for profitability and for those who want to transform this space into a home.

### Property Features:

- Two T1 Apartments: Each with independent entrances, recently renovated.
- Attic: Currently not used, but with an existing project for conversion.
- Total Floors: 3
- Local Accommodation Licenses: Both apartments have independent licenses and are rented with monthly contracts.
- Independent Building Booklets: Offering flexibility to the new owner for different uses and use of the space.

### Investment Potential:

This property offers several possibilities:

- Profitability: With the apartments already rented on a monthly basis, the new owner can decide to start



making a profit immediately or not if he does not want to rent;

- Transformation: Potential to convert the building into a large family home;
- Expansion: Using the attic to create additional space for the second apartment

Location:

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

- Public Transport: Ease of movement with several transport options.
- Commerce and Services: Supermarkets, shops, restaurants and cafes nearby.
- Education and Health: Schools, hospital and clinics.
- Culture and Leisure: Close to the historic center and leisure areas.

Highlights:

- Guaranteed Income: Leases already established.
- Flexibility: Various possibilities for use and expansion.
- Premium Location: Setúbal is a growing city, with an excellent quality of life and growing real estate values.

Visits and Contact:

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

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Construído: 1951

## Comum

Quartos de dormir: 2  
Banheiro: 2  
Pés quadrados acabados: 66 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: KWPT-003223

