



## Shop - Unique Investment Opportunity in Praia da Rocha



### Informações do Revendedor

Name:	António Pereira
Nome da Empresa:	ITHLUX
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:	EUR 430,000

### Localização

Country:	Portugal
State/Region/Province:	Faro
Cidade:	Portimão
Adicionado:	20/09/2024

Informação adicional:

Unique Investment Opportunity in Praia da Rocha

Located in the prestigious Varandas da Rocha building, just a few meters from the iconic sandy beach of Praia da Rocha, this store offers an unparalleled investment opportunity. Situated on the busy main avenue, surrounded by traditional shops and a variety of restaurants, the location ensures a steady stream of visitors and residents.

### Property Details

Store Features:

Net Area: 54 m<sup>2</sup>

Covered Area: 177,600 m<sup>2</sup>

Ground floor: Shop space with fitting room

First Floor: Converted into an apartment with:

Room

Living Room with Kitchenette

Office



Two bathrooms

Collection

Additional facilities:

Smoke outlet, ideal for restaurant conversion

Ample collection for inventory

Parking lot:

Two double garages ( 1 of which is closed and one semi-closed ) and one more semi-closed place

Prime Location:

Praia da Rocha: Famous for its extensive sandy beach, which stretches for more than 1 km and is surrounded by imposing cliffs, Praia da Rocha is one of the most popular tourist destinations in Portugal. The area has wide walkways and a variety of support equipment, including sports areas.

Main Avenue: The bustling seaside avenue is lined with hotels, bars, terraces, nightclubs, and a casino, culminating in the Portimão Marina, a vibrant meeting place for tourists and residents alike.

Viewpoints: Enjoy stunning views of the coast from the viewpoints of Três Castelos and the Fortaleza de Santa Catarina de Ribamar, which provide a privileged view of the Arade River bar.

Despite the intense tourist activity, the natural beauty and grandeur of the landscapes of Praia da Rocha remain one of the great attractions of the region.

Profitability Potential:

This property offers excellent potential returns, thanks to its strategic location and the constant movement of tourists and locals. The Varandas da Rocha Building is highly frequented, and the two apartment blocks provide a vast and diverse target audience for your business.

Investment Invitation

This property in the Varandas da Rocha building represents a safe and lucrative opportunity. Come and meet your next big business and be part of one of the most iconic destinations in Portugal.

Schedule Your Visit

Don't miss the chance to explore this high-quality property with great profitability potential. Contact us to schedule your visit and find out more about this unmissable investment in Praia da Rocha.

We treat and help with the entire credit process, without bureaucracy, presenting the best solution for each customer.

Credit intermediary certified by the Bank of Portugal, with number 6316

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);



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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 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);

Take advantage of this opportunity and book your visit now or ask for additional information!

- REF: ITH2956

Novo: Não  
Condição: Reformed

### **Comum**

Pés quadrados acabados: 54 m<sup>2</sup>

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: ITH2956

