## João Lélis

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**Preço: 1 050 000 €**

| 0 | ✖ | 113 sqm | 0 sqm | ✖ | 1988 |
|---|---|---|---|---|---|

**Ref.** DSBRGLJL119 | Lisboa

## Invest in the Heart of Lisbon: Building in Alcântara

We present a unique opportunity for investors: a building located in the Alcântara parish, one of Lisbon's most traditional and vibrant areas. This property is situated in a prime location, with high tourist footfall and easy access to the city's main attractions, including the iconic Alcântara docks and riverside area, perfect for leisure and family moments.

Property Details:

The building comprises three floors plus an attic, offering great potential for various uses such as residential, commercial, or short-term rental:

Ground Floor (Shop): 3 rooms with entrance from Rua de Alcântara nº 7A, plus basement and sub-basement accessible from Rua das Fontaínhas nº 18

1st Floor: Kitchen, bathroom, and 3 rooms, ideal for residential use or offices

2nd Floor: Bathroom, 4 rooms, drying area, and access to the attic, providing additional versatility

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Location Highlights:
The surrounding area is dynamic, with traditional commerce, services, restaurants, and diverse transport options. This strategic location ensures high investment potential and strong appeal for businesses or rental purposes.

The building will be sold in its current condition, allowing you to customize the property according to your taste and business needs.

Don’t miss this unique opportunity to acquire a property in central Lisbon! Contact us to schedule a visit and turn this space into a successful project.

# General features

- Built year: 1988
- Private gross area: 12
- Outbuilding area (Ex. garage, etc): 113
- Energetic certification: B-