



Ref

**CB10-0131**

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**Store with 748m2 for SALE in the historic center of Carcavelos, Cascais**
**Cascais, Lisboa**

 0  
 Bedroom(s)

 2  
 Bathroom(s)

 740 sqm  
 Gross Area

 0 sqm  
 Plot Area

**1 580 000 €**

CB10-0131

AMI 18714

## Features

- Private Bathroom: sim
- Garden
- Proximity: Beach, Shopping, Restaurants, City, Pharmacy, Public Transport, Schools, Playground
- Paved Access
- Distance from the Sea: 1 km
- Orientation: Exterior
- Central location
- Accessibility/proximity: Bus, Bus station, Airport 30m, Commercial areas, Restaurants, Golf course 5km, Bicycle path, Beach at 5m
- Energetic certification: C
- Solar orientation: North, South, East
- Water: Main grid
- Electricity: Main grid
- Number of floors: 2
- Views: City view
- Ceilings: False w / built-in lighting
- Horizontal Property
- Building: Exterior
- Lift: No
- Common Area: 748m2
- Mezzanine Area: sim

## Store with 748m2 for SALE in the historic center of Carcavelos, Cascais

Very versatile commercial space for sale, adapting to a variety of projects and concepts.

With an area of 748m2 on two floors and with many windows to the main street, this store can be divided into two, as it has two distinct entrances on opposite sides on the ground floor and also has a garage entrance to the basement floor, the basement that has many windows as it is only semi-buried and at the moment is also fully used as a store.

This store is currently leased.

The value of the rent in the vicinity, for a store of this size, may yield at least 5%.

Located in the heart of Carcavelos, this store is in a privileged position, benefiting from great visibility and accessibility. The proximity to the beach, one of the biggest attractions of the region, increases its potential, attracting not only local residents but also tourists looking to enjoy the clear waters and golden sands that characterize the coast of Cascais.

Carcavelos, in the municipality of Cascais, is a town that uniquely combines the vibrant energy of local commerce with the serenity and beauty of its beaches.



Investing in Carcavelos means not only acquiring a commercial space, but embracing a lifestyle where work and leisure are lived in balance.

Additionally, the locality is well-served by infrastructure and services, including efficient public transportation, renowned schools, and a variety of dining and leisure options, making it an ideal place not only to invest but also to live.

This store represents, therefore, an unmissable opportunity for those who want to invest in a place with immense potential for growth and appreciation.

For those interested, this is the time to take action and turn the vision of a thriving business into reality.

Carcavelos awaits you, and so am I!

**CONTACT ME FOR MORE INFORMATION.**