

At RealKasa®, our market strategy is focused on discretion, premium presentation, and highly qualified buyer matching. Each property is positioned with a tailored narrative to maximize perceived value and market response.

Investment with Potential in the Historic Zone of Portimão!

Ref: 85506577 | Faro > Portimão > Portimão



€545.000

Business type	Sale	Property type	Building
Area	180,16 m2		

Description

Located in the charming Historic Zone of Portimão (ARU Zone), this commercial and residential building enjoys a privileged location at the Portimão Town Hall Square and is less than 200 meters away from the picturesque riverside area, boasting a breathtaking terrace overlooking the Arade River. Profit Potential: With a construction area exceeding 180 m², this property already yields a return of approximately 6,2%. However, the true potential lies in future investments that could boost the yields to an impressive 8 to 10%. Attractions and Facilities: Apart from its historic location, the building offers easy access and the convenience of an underground parking facility within 30 meters. Within the building, you'll find a vibrant dining area, featuring a restaurant and an ice cream parlor. The surrounding area is full of life, with various bars, restaurants, pharmacies, clinics, and a wide range of businesses and services at your disposal. For added convenience, a large supermarket "Pingo Doce" is just 200 meters away. Tax Benefits and Energy Certification: One advantage for commercial activities is the fiscal benefit with reduced VAT of only 6%, particularly relevant for activities such as a Hostel, given the privileged location in the Historic Center. Additionally, the property already holds an Energy Certification, ensuring efficiency and environmental responsibility. Investment Opportunity: This is an excellent opportunity for investors seeking to diversify their commercial activities and service provision. Contact us today and discover the true potential of this building in the ARU Zone!

Related Properties



Faro > Portimão > Portimão

ZENITH Residences

Ref: 86187321

€251.000



Faro > Portimão > Alvor

Converted T2 last floor apartment - Alvor, Portimão

Ref: 86815443

€305.000



Faro > Portimão > Portimão

Pastry shop and pizza restaurant, terrace, beach parking 300 m

Ref: 85506714

€320.000



Faro > Portimão > Portimão

Portimão (center) House T3+1

Ref: 86654812

€350.000

Real Estate Solutions

This brochure was prepared by RealKasa® for property presentation.

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