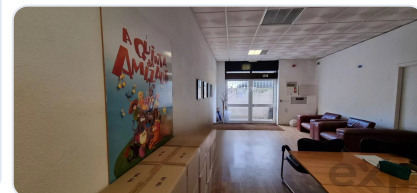
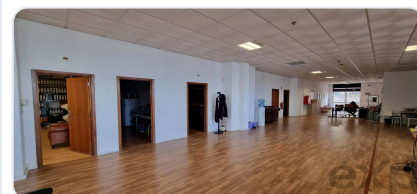
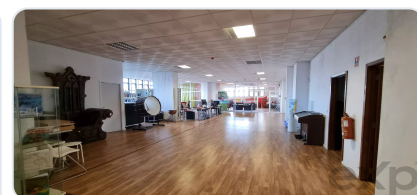
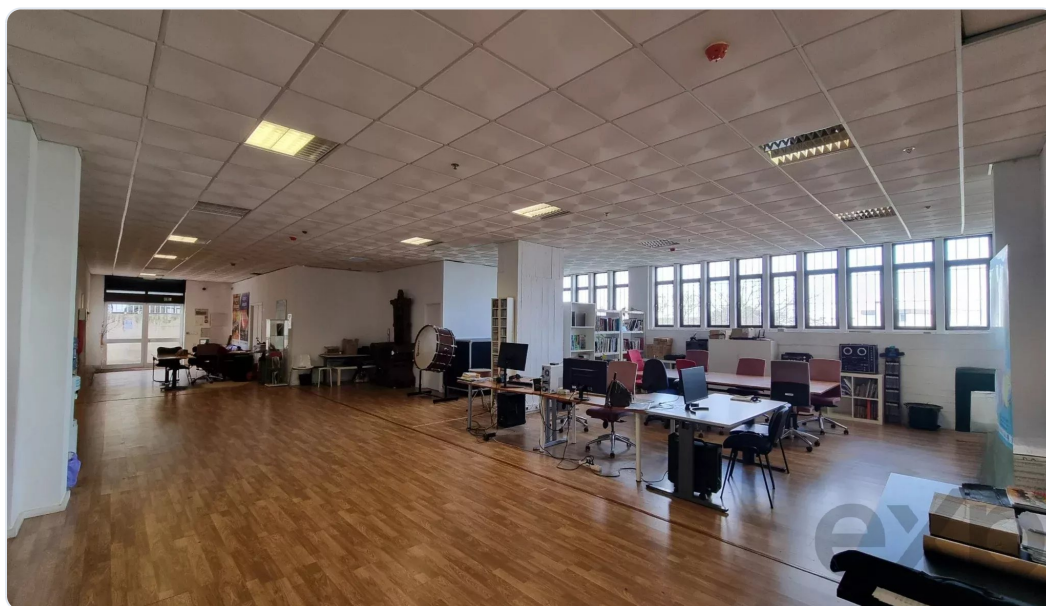


At RealKasa®, our market strategy is focused on discretion, premium presentation, and highly qualified buyer matching. Each property is positioned with a tailored narrative to maximize perceived value and market response.

Space with Service Licence, Large Area and High Floor Plate - Ideal for a Contact Centre, Gym/Box or Technology Hub - Greater Lisbon

Ref: 86656713 | Lisboa > Lisboa > Lisboa



€650.000

Business type	Sale	Property type	Office
Bedrooms	7	Area	410 m2

Description

Looking for the perfect space to set up or expand your operation in Greater Lisbon? We present this magnificent open-space commercial property, featuring high ceilings and a professional sound studio, ready to host your business. With legal designation for Services, this premises eliminates bureaucracy and is fully equipped to accommodate large teams, tech operations, wellness centres or urban logistics immediately.

Key Features:

- **Spacious Usable Area (Open-Space):** A versatile layout without visual barriers, ideal for arranging multiple workstations simultaneously, free training zones or technical storage.
- **High Ceilings:** Excellent volume that ensures spaciousness, thermal comfort and vertical space for training structures (CrossFit/functional), mezzanines or vertical storage solutions.
- **Integrated Sound Studio:** A space with professional acoustic isolation, perfect for content producers, media agencies, Pilates/Yoga studios requiring sound control, or your company's training and multimedia department.
- **Privacy:** Located on the ground floor and set apart from a large residential building, guaranteeing excellent privacy, corporate security and ideal acoustic isolation (both for activities that require silence and those that generate impact).

High-Yield Utilisation Potential:

- **Contact Centres and BPO Companies:** Area and volume are ideal for accommodating dozens of operators with full infrastructural comfort.
- **Boutique Gyms, Studios or Training Boxes, or Wellness Clinics:** The services licence and high ceilings are perfect for the fitness sector. The commercial building ensures an immediate customer base just steps away (lunch hours and late afternoons). Profitability – Situated in a high-density residential area, the surrounding environment features mid-rise buildings (8 to 14 floors). Within a 500-metre radius, the property benefits from a critical mass of thousands of residents and potential customers within walking distance. This strategic location is ideal for daily recurring businesses that rely on local footfall.
- **Tech Headquarters and E-commerce Hubs:** Ideal for brands looking to centralise offices, technical support, creative studio and last-mile distribution in one strategic site.

Access and Logistics: The location outside the historic centre translates into lower fixed costs and easier road access.

- **Public Transport:** The area is served by nearby public transport, a critical factor for daily commuting of customer support teams.
- **Connectivity:** Quick access to major motorways linking Lisbon and national routes, ideal for commercial fleets and goods distribution.

Book your visit now and secure the strategic space that will grow your operation in Greater Lisbon.

Related Properties



Lisboa > Lisboa > Lisboa

A masterpiece from 1909: The Crown of Lisbon Hills

Ref: 86119022

under request

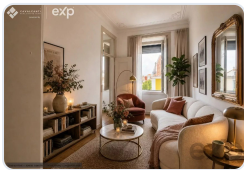


Lisboa > Lisboa > Lisboa

LOJA Avenidas Muito Central - INVESTIMENTO

Ref: 85966656

€290.000



Lisboa > Lisboa > Lisboa

T2 WITH VIEW OF THE TAGUS IN GRAÇA, AUTHENTIC CHARM IN THE HEART OF LISBON

Ref: 87114945

€338.000



Lisboa > Lisboa > Lisboa

Modern T1 in Arroios with Air Conditioning

Ref: 87016817

€360.000

Real Estate Solutions

This brochure was prepared by RealKasa® for property presentation.

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<https://realkasa.pt/en/listings/86656713>