



Almada, Cova da Piedade, Pragal e Cacilhas - Building



N/A
CLASSE
ENERGÉTICA

448,1

Area (m²)

380 000 €

(EUR €)

Building with 3 or 4 floors for Reconstruction - Almada Center (devoluto)

Property IDENTIFICATION: UR-021-ALMBuilding

with 3 floors for Reconstruction / Rehabilitation - In the Center of Almada, with the possibility of having 4th Floor.

This property is derisive.

Description of the current structure

: Building with 3 floors, for total reconstruction, built before 1951.

It has an architectural project, under article no. 1, 2006.



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RUA PEDRO ÁLVARES CABRAL, 24, 2ªA - LOURES (Infantado)

AMI 12563

¹ (Call to national fixed network) | ² (Call to national mobile network)



The 3 floors are composed of:

- R / Floor a T1 with gross construction area 100.64 m2, with terrace - 1st floor a T2 with gross construction area of 100.64 m2
- 2nd floor a T3 in duplex with gross construction area of 170.64 m2 + terrace with 16 m2Both apartments can have garage in closed box.

There is, however, the possibility of changing the project, and adjusting to another strand or business perspective, such as creating a commercial area on the ground floor, and eventually it may be possible to create one more floor and make another use of the top floor.

Interesting property for housing or eventually for hostel/local accommodation, identical to the one that is running next door.

The surrounding area is heably consolidated, provided with local commerce, in a quiet neighborhood environment, close to various infrastructures, such as schools, gardens, various services and very close to public transport that have direct connection with the main axes and communication routes.

Investment opportunity and take advantage of tax advantages under the rehabilitation of buildings.

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Property Features

- Proximity: Shopping, City, Hospital, Pharmacy, Public Transport, Schools
- Views: City view, Urbanization view
- Energetic certification: Exempt
- Floors: 3
- Central location



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