RealKasa® eXp®

Real Estate Solutions

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 Portimão's Historic Zone!

Ref: 85506577 | Faro > Portimão









€545.000

Business type	Sale	**Property type**	Edifício
Area	180,16 m2	**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, in Largo da Câmara Municipal de Portimão and less than 200 meters from the picturesque riverside area, with a stunning terrace overlooking the Arade River.

Profitability Potential:
With a construction area exceeding 180 m², this property already generates returns with a yield value of approximately 6.2%.

However, the true potential lies in future investments, which could boost returns to an impressive yield of 8 to 10%.

Attractions and Amenities:
Beyond its historic location, the building offers easy access and the convenience of underground parking less than 30 meters away.

Within the building itself, there is a vibrant dining area, featuring a restaurant and an ice cream shop.

The surrounding region is full of life, with numerous bars, restaurants, pharmacies, clinics and a wide variety of shops and services at your disposal.

For added convenience, a large "Pingo Doce" supermarket is just 200 meters away.

Tax Benefits and Energy Certificate:
An advantage for commercial activities is the tax benefit, with reduced VAT of only 6%, especially relevant for activities such as a Hostel, given the privileged location in the Historic Center. Furthermore, the property already holds an Energy Certificate, 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 - 2-Bedroom Apartment with 65m² and Large Individual Garage

Ref: 87213507

€250.000



Faro > Portimão

ZENITH Residences

Ref: 86187321

€251.000



Faro > Portimão > Alvor

Completely Renovated and Furnished 1-Bedroom Apartment in Alvor

Ref: 87494685

€298.000



Faro > Portimão

Pastry Shop and Pizzeria, Terrace, Beach Parking 300 M

Ref: 85506714

€320.000

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This brochure was prepared by RealKasa® for property presentation.

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