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.

Asset with Yield for Visionary Investors

Ref: 85507025 | Lisboa > Amadora









€10.500.000

Business type	Sale	**Property type**	Edifício
Bathrooms	20	**Area**	10.000 m2
Heating	Electric	**Building area**	10.000 m2

Description

Unique Investment Opportunity in Alfragide: Commercial Building with Attractive Returns and Growth Potential

Looking for an asset with guaranteed profitability and room for growth?

This commercial building in Alfragide is the right choice! Gross Area: 12,572 m²
Currently Leased: 67% of the area, providing a yield of 5%.
Earnings Potential: Upon reaching 100% occupancy, an even more competitive yield is estimated, ideal for real estate funds focused on maximizing returns.
Immediate Availability: 1 floor of approximately 1,000 m² unoccupied, ready to be leased.
Key Features
- Construction Date: Year 2000
- Distribution: 5 floors (3 above ground and 2 underground)
- Parking: 234 spaces, included in the price, a major competitive advantage.
- Quality Tenants: Two solid long-term contracts, ensuring financial stability, "Triple A" rated.
- Accessibility: Equipped with an elevator to facilitate access to all floors.

Why Invest?
1. Secure Returns: Current yield of 5% with significant appreciation potential upon reaching 100% occupancy, at 7.46%
2. Strategic Location: Alfragide is an established business hub, with easy access to Lisbon and major road networks.
3. Versatility: Flexible spaces to accommodate different tenant profiles, from large companies to SMEs.
4. Long-term Appreciation: Well-maintained property with characteristics that attract top-tier tenants.

This is the asset that combines security, profitability and growth potential.
Ideal for real estate funds seeking diversification and stability with clear prospects for future appreciation.

Contact now and schedule your visit.

Related Properties



Lisboa > Amadora

3-Bedroom Apartment Casal de São Brás Amadora, 86 m²

Ref: 87302715

€355.000

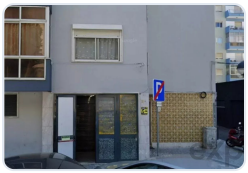


Lisboa > Amadora

Amadora - Casal de São Brás - 3-Bedroom Spacious Apartment with Excellent Potential

Ref: 87252677

€390.000



Lisboa > Amadora

Commercial Establishment/Warehouse - Reboleira - AMADORA

Ref: 87002390

€550.000



Lisboa > Amadora

LOT 4 - TERRAÇOS DA PENA – YOUR LIFE WITH PRIVILEGED VIEWS OF THE PALACE.

Ref: 86187371

€835.000

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This brochure was prepared by RealKasa® for property presentation.

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