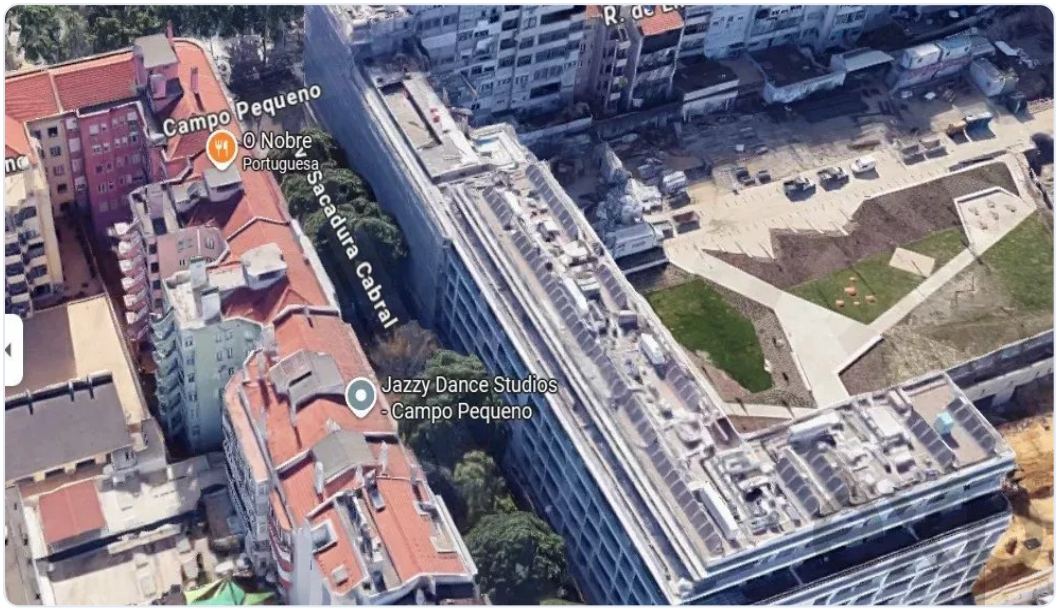
RealKasa® eXp®

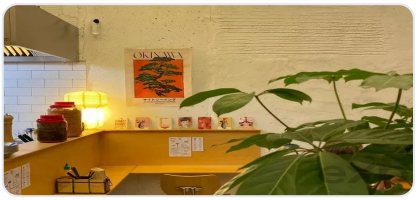
Real Estate Solutions

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.

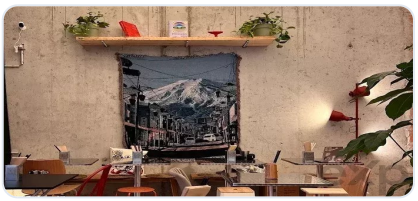
Shop with Income Until 2030, with 5.89% YIELD

Ref: 86616948 | Lisboa > Lisboa > Avenidas Novas









€550.000

Business type	Sale	**Property type**	Office
Area	56,88 m2	**Heating**	Electric
Building area	56,88 m2		

Description

Golden Opportunity for Investors

Commercial Asset with Effective Yield of 5.89%, with Growing Income!

Attention, investors with vision and a nose for good business!

We have in our hands an opportunity you won't want to miss in the dynamic commercial real estate market in Portugal. Get ready to discover an asset that combines security, profitability and enviable appreciation potential.

This is not just any investment; it is a true gem! With an Effective Annual Yield of 5.89% over the next 5 years, this business stands out for its solidity and the prospect of a very attractive financial return.

Imagine a lease agreement that started on March 29, 2025 with a monthly rent of €2,500. But the best is yet to come!

In an intelligent and strategic way, the contract provides for an increase of €100 at each renewal cycle, culminating in a monthly rent of €2,900 until March 28, 2030.

A growing and guaranteed income stream that brings extra peace of mind to your investment.

The sale value of this asset is €550,000, a price that reflects its quality and income-generating potential, as it is located in Lisbon's most sought-after area, Avenidas Novas.

Although the specific details of the property are reserved for the most committed interested parties, we can tell you that it is an excellent commercial property, ideal for those seeking stability and a predictable income stream in their portfolio.

This is your chance to add a high-performance asset to your portfolio, with the security of a robust contract and the prospect of a very attractive financial return.

Don't waste time!
Deals like this don't stay on the market long.

Contact us today to discover all the details and schedule a visit.

This is your opportunity to make a masterful business deal!

Related Properties

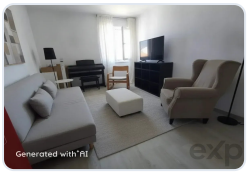


Lisboa > Lisboa

SHOP Avenues Very Central - INVESTMENT

Ref: 85966656

€290.000



Lisboa > Lisboa

3 Bedroom + 1 Apartment with Attic near the Ajuda University Campus

Ref: 87438293

€299.000

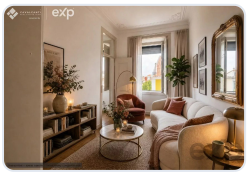


Lisboa > Lisboa

Excellent New 1-Bedroom Apartment in Lisbon Centre

Ref: 86968970

€335.000



Lisboa > Lisboa

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

Ref: 87114945

€338.000

Real Estate Solutions

This brochure was prepared by RealKasa® for property presentation.

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