

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.

## Exclusive Historic Villa for Renovation - Agualva-Cacém, Portugal

Ref: 86678130 | Lisboa > Sintra > Agualva e Mira-Sintra



**€400.000**

<b>Business type</b>	Sale	<b>Property type</b>	House
<b>Bedrooms</b>	5	<b>Bathrooms</b>	2
<b>Area</b>	70 m2		

# Description

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Investment Opportunity | Historic Villa Renovation - Agualva-Cacém | €400,000

A rare chance to acquire a historic villa (pre-1951) on a 360 m<sup>2</sup> plot in one of Agualva-Cacém's most sought-after residential areas. The property offers significant renovation and value-enhancement potential, making it ideal for investors, developers, and construction companies seeking medium-term capital appreciation or rental income.

## Property Specifications

- 5 Bedrooms | 2 Bathrooms | 2 Floors
- Gross Private Area: 70 m<sup>2</sup>
- Total Plot Area: 360 m<sup>2</sup>
- Building Footprint: 179.4 m<sup>2</sup>
- Gross Construction Area: 249.4 m<sup>2</sup>
- Dependent Gross Area: 179.4 m<sup>2</sup>
- Garage with capacity for up to 3 vehicles
- Excellent sun exposure & privacy
- Fully registered with clear documentation

## Current Layout

### Ground Floor:

- 2 Bedrooms
- Living Room
- Kitchen
- Bathroom

### First Floor:

- 3 Bedrooms
- Living Room
- Kitchen
- Bathroom

## Investment Potential

This villa offers multiple redevelopment opportunities:

- Renovation into a private residence
- Co-living or multi-family housing project
- Potential for Local Accommodation (AL), subject to licensing

## Investor Strategies:

- Renovate & Sell (Flip Strategy)

Upgrade the villa to maximize resale value in a high-demand market. Value is created through renovation, layout optimization, and market repositioning.

- Renovate & Rent (Yield Strategy)

Convert the property into long-term rental or multi-unit/co-living housing, generating stable, recurring income in a sought-after Lisbon suburban area.

Additional Notes:

- The property does not currently hold an AL (Alojamento Local) license. Any AL application must be handled by the investor or buyer in accordance with local regulations.
- Opportunity to further enhance the asset with landscaped gardens, leisure areas, annexes, or structural extensions, subject to municipal approval.

Price: €400,000

This is an exceptional opportunity to acquire a character property with strong upside potential.

Contact for more information or to arrange a private viewing.

## Related Properties



Lisboa > Sintra > Rio de Mouro

### Excelente T2 Remodelado

Ref: 87088531

€314.000



Lisboa > Sintra > Colares

### Sintra , Colares - Small farm with dream house

Ref: 86819090

€935.000



Lisboa > Sintra > Aqualva e Mira-Sintra

### Plot of land - Ranholas, Sintra

Ref: 85506218

€1.500.000



Lisboa > Sintra > Rio de Mouro

### Prestigious Residence with Swimming Pool

Ref: 87053100

€1.500.000

## Real Estate Solutions

This brochure was prepared by RealKasa® for property presentation.

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