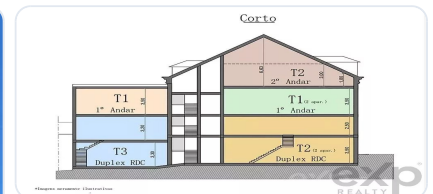


At RealKasa®, our market strategy is focused on discretion, premium presentation, and highly qualified buyer matching. Each property is positioned with a tailored narrative to maximize perceived value and market response.

# Central City Building, 350 m from the River, 2.8 km from the Beach

Ref: 85506834 | Faro > Portimão > Portimão



7 apartamentos

T1	52, 56m²	T2	97, 0m²		
T1	54, 5m²	T2	100, 8m²	T3	128, 0m²
T1	70, 0m²	T2	107, 5m²		

Area util 610m²  
Area Bruta 840m²

**€650.000**

<b>Business type</b>	Sale	<b>Property type</b>	Building
<b>Bedrooms</b>	-	<b>Bathrooms</b>	-
<b>Area</b>	610 m2		

## Description

Old character building with great potential for complete reconstruction in the heart of Portimão, near Pietonne Street, surrounded by shops, city services and parking.

The building requires full renovation. It is a three-storey structure comprising a ground floor, first and second floors, with a gross area of 940 m<sup>2</sup> to be rehabilitated within the ARU (Urban Rehabilitation Area).

To fully realise its potential, plans have been drafted for the following configurations in this central location:

Ground floor: Duplex T3 128 m<sup>2</sup>; Duplex T2 97 m<sup>2</sup>; Duplex T2 100.8 m<sup>2</sup>.

First floor: T1 52.5 m<sup>2</sup>; T1 54.5 m<sup>2</sup>; T1 70 m<sup>2</sup>.

Second floor: T2 107.5 m<sup>2</sup>.

The building offers a usable/living area of 610 m<sup>2</sup> and a gross area of 940 m<sup>2</sup>, presenting an excellent investment opportunity.

Specifics: Energy certificate exempt; built in 1951.

## Related Properties



Faro > Portimão > Portimão

### Alvor - Building plot

Ref: 86674118

€85.000



Faro > Portimão > Portimão

### Renovated T1 in Praia da Rocha

Ref: 87031836

€229.000



Faro > Portimão > Portimão

### Two-bedroom apartment in the city centre

Ref: 86970108

€240.000



Faro > Portimão > Portimão

### ZENITH Residences

Ref: 86187321

€251.000

## Real Estate Solutions

This brochure was prepared by RealKasa® for property presentation.

**Phone:** +351 914064060

**Email:** info@realkasa.pt

