

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.

## Mixed-use property with 150 m<sup>2</sup> commercial space, self-contained 2-bedroom apartment and 2,600 m<sup>2</sup> plot, 3 km from Loulé, Algarve

Ref: 85793665 | Faro > Loulé > Loulé



€699.900

<b>Business type</b>	Sale	<b>Property type</b>	House
<b>Bedrooms</b>	4	<b>Bathrooms</b>	2
<b>Area</b>	300 m2		

## Description

Mixed-use property

Commercial + residential

2,600 m<sup>2</sup> plot

3 km from Loulé

Central Algarve

A22 · Faro Airport nearby

Mixed-use property with 150 m<sup>2</sup> commercial space, self-contained 2-bedroom apartment and 2,600 m<sup>2</sup> plot, 3 km from Loulé, Algarve

Near Loulé · Quinta Ombria · Central Algarve · Portugal

A versatile mixed-use property with outstanding income potential, located just 3 km from Loulé town centre and Quinta Ombria, on a quiet, easily accessible road. With the A22 motorway and Faro International Airport only minutes away, this is a strategically positioned asset in central Algarve, ideal for entrepreneurs, investors, or families looking to live and generate income from the same property.

Ground floor, commercial unit

150 m<sup>2</sup> of total floor space, currently configured as a living area with lightweight plasterboard partition walls that can be easily removed to restore an open-plan layout. Well suited for retail, restaurant, café, office, showroom, or professional services. Includes an open-plan living and kitchen area and a full bathroom. Can be sublet independently of the residential unit.

First floor, self-contained 2-bedroom apartment

Approximately 100 m<sup>2</sup> of usable space with a fully independent entrance. Comprises an entrance hall, living room with fireplace, fully equipped kitchen, two generous bedrooms (one en-suite with built-in wardrobe) and a second full bathroom. Accessed via a full-length covered terrace on the first floor with open views over the surrounding countryside, a private outdoor space ideal for al fresco dining. The kitchen's position at the end of the terrace creates a natural opportunity for future extension.

Plot and grounds, over 2,600 m<sup>2</sup>

Fully enclosed and private, accessed through an electric gate onto a traditional Portuguese cobblestone courtyard. The 2,600+ m<sup>2</sup> plot features a garden with a variety of tropical fruit trees and significant development potential: private or commercial parking, vegetable garden, orchard, leisure area, additional construction (subject to planning permission), or land rental. One of the most adaptable plots available in the area.

## Related Properties



Faro > Loulé > Quarteira

### Apartment 300m from the beach-Quarteira

Ref: 86787435

€289.900

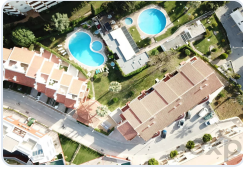


Faro > Loulé > Alte

### **Charming Countryside Villa**

Ref: 86395700

€300.000



Faro > Loulé > Quarteira

### **1-Bedroom apartment in a condominium with pools, Vilamoura, Algarve, Portugal**

Ref: 86940784

€349.000



Faro > Loulé > Quarteira

### **2-Bedroom Apartment with Sea View in Quarteira | 150m from the Beach | Garage**

Ref: 86645151

€390.000

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## **Real Estate Solutions**

This brochure was prepared by RealKasa® for property presentation.

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<https://www.test.realkasa.pt/en/listings/85793665>