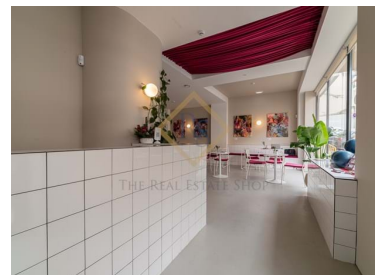




## Arroios - Commercial property



1



297,6

Area (m²)

730 700 €

(EUR €)

### Commercial space | Intendant | Yield of 6%

This commercial space is located on a strategic street that connects the Italian Embassy to the Field of the Martyrs of the Fatherland, a vibrant area in constant appreciation, since in recent years many buildings have been rehabilitated, bringing to the neighborhood an international community with strong purchasing power. If on one side, we have the Campo dos Mártires da Pátria with the German Embassy and the University of Medicine of the New University of Lisbon, on the other we have Intendente, a location that nowadays is considered super trendy and where we find art galleries, good restaurants and a young and artistic community. Intendente is in the sights of investors, as Lisbon's SOHO HOUSE will soon be inaugurated in this neighborhood, which will attract a demanding and global audience. It is very close to one of the main arteries of the city, Avenida Almirante Reis, offering direct access to several central areas, such as Avenida da Liberdade and also the historic part of Lisbon.


**Sofia Tonim**

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Travessa Fábrica das Sedas 28A  
AMI 14313

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



25-TRES258

Reference

Scan the QR code to view the property



The property is leased until 2029 (with the possibility of renewal), guaranteeing a safe investment, with a yield of 6%.

The property has undergone deep works and is now totally new and aesthetically very attractive. It has a total area of 291.90 m<sup>2</sup>, spread over two floors. On the ground floor (ground floor), there is a cozy café, perfect for socializing and moments of relaxation, complemented by a support bathroom. On the lower floor (-1), the space has two large and versatile rooms, currently dedicated to yoga, dance and pilates classes, as well as fully equipped men's and women's changing rooms. This floor also includes a private room, ideal for massages and therapies, providing functionality and comfort.

This investment has the combination of a good location with a good yield. Contact us for more!

## Property Features

- Heating
- Furnished
- Central location
- Air conditioning
- Built year: 2024
- Energetic certification: C



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