

€1,200,000

Ref: PW2724

200 sqm

Thriving brunch cafe in the heart of capital. Golden Visa eligible and with a Guaranteed yield of 6% for 10 years.

- Heating
- Concierge Service
- Central heating
- Closed Condominium
- Storage
- Garden

Telephone: +351 213 471 603  
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Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940



## Property Description

This 200 m2 commercial property occupies a perfect location for it's trade.

The tenant currently explores a profitable concept which specializes in health food and beverages.

In terms of location, this establishment is perfectly positioned. Just metres away from Lisbon's most popular and fashionable Gymnasium and in the heart of the Hotel District.

With the business district of Saldanha just around the corner, This cafe/restaurant is teeming with professionals that work in the nearby companies.

**This opportunity qualifies for the Golden Visa 500 due to it's approved licensing for commercial use. This could be an ideal solution for siblings or associates that are looking to enrol 2 families into the Portuguese golden visa program with just 1 property acquisition.**

**This is a very rare opportunity for Golden Visa Investors that are looking for a solid investment that is eligible for the program even after the recent restrictions that were introduced on the 1st of January 2022.**

**Given the property's location together with the generous price per m2 and the guaranteed yield of 6% for 10 years, this property investment is likely to disappear fast.**

Distances to local points of interest

: Fitness Hut Gymnasium is just 99 metres or a 1 minute walk

><https://www.fitnesshut.pt/clubes/lisboa/picoas/?local=lisboa&url=picoas>

: Picoas Metro station is just 180 metres or a 3 minute walk

: The Sheraton Hotel, Hotel Turim, Hotel Real Palacio any many other exclusive hotels are within a 5 minute walk.

: Parque Eduardo with it's own exclusive Gymnasium, terraced cafes and event hubs is just 350 metres away or 4 minutes walk.

: The International shopping centre of El Corte Ingles hosts a vast selection of high end brand and fashion products, an international supermarket, cinema complex and food court. This is 350 metres away or a 4 minute walk.

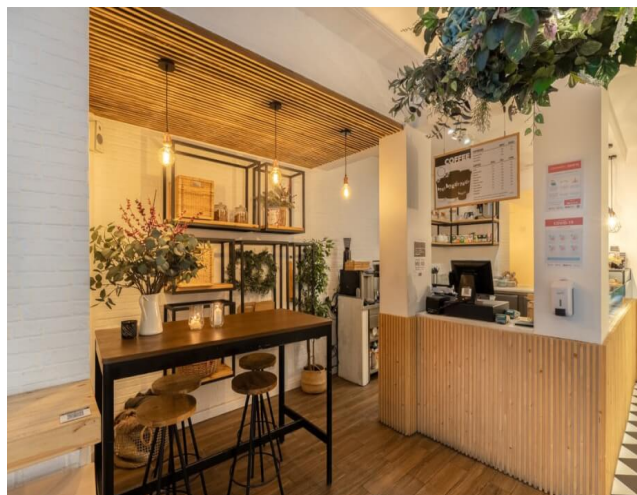
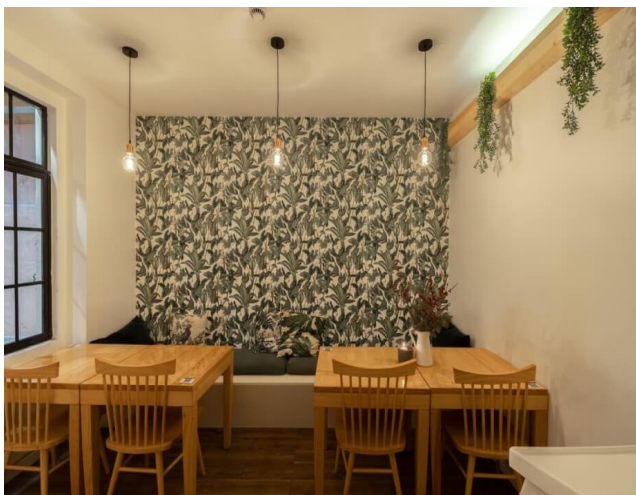
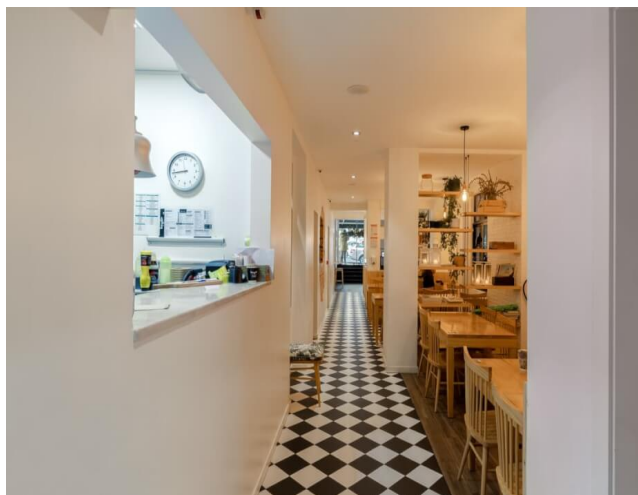
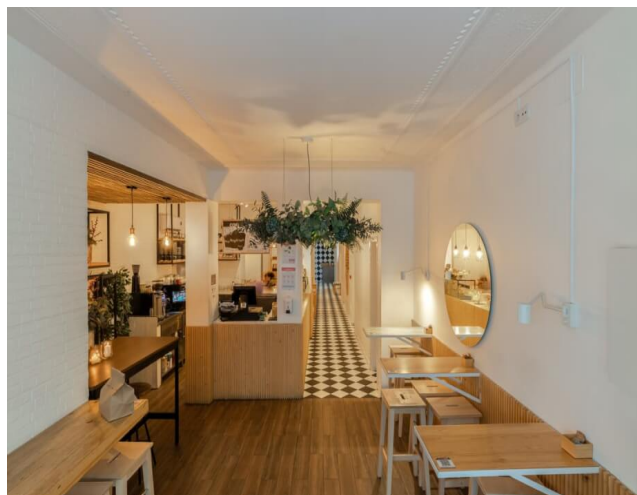
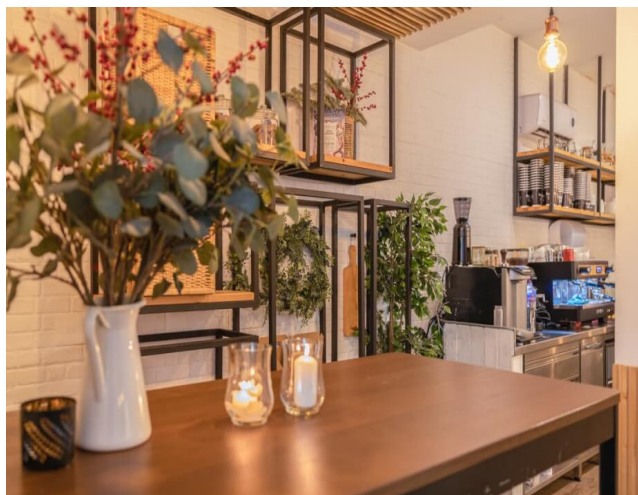
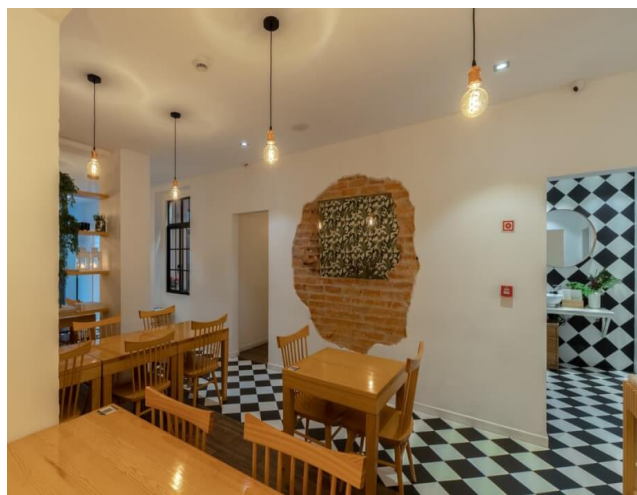
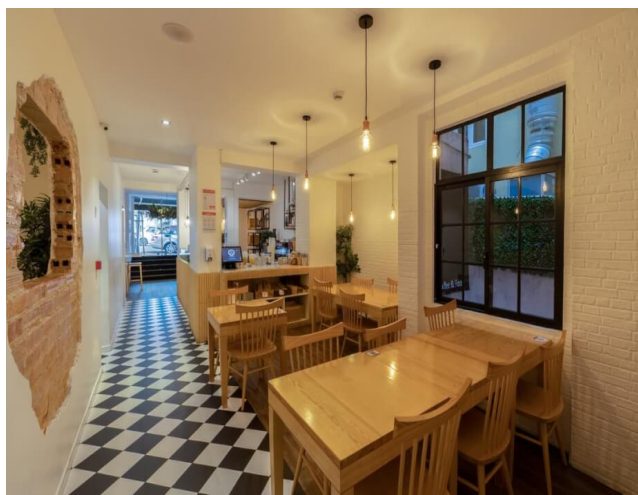
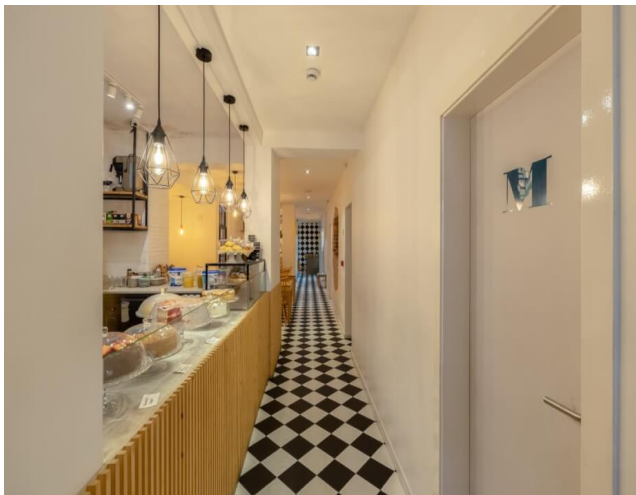
: The business district of Saldanha and the Atrium shopping and office complex is just 600 metres away or 8 minutes walk.

Please contact us today for more information on this Golden Visa eligible property in the heart of the capital!

Check out our other [properties for sale in Lisbon](#) and [apartments in Avenidas Novas area](#) and read our [guide to Lisbon](#).



## Gallery



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## Additional Details

### Attributes

<div>Status</div> <div>Pre-Reserved</div>	<div>Net Area</div> <div>200sq m</div>	<div>Gross Area</div> <div>239sq m</div>
<div>Condition</div> <div>Refurbished</div>		

### Property Features

<div>Heating</div>	<div>Central heating</div>	<div>Storage</div>
<div>Concierge Service</div>	<div>Closed Condominium</div>	<div>Garden</div>

# Site Floorplan

