



## For Commercial in Lisbon

Marvila

€350,000

Ref: PW3462

85m<sup>2</sup> + 70m<sup>2</sup> sqm

Two commercial properties that are eligible for the Golden Visa 350 program in Lisbon. Guaranteed yield of 5% for 3 years.

Telephone: +351 213 471 603

Email: [info@portugalhomes.com](mailto:info@portugalhomes.com)

Avenida da Liberdade 100, 4th Floor, 1250-145 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940



## Property Description

This Golden Visa eligible option includes two commercially licensed properties in Lisbon's Marvila district.

The floorspace totals 155 m<sup>2</sup>. The 1st unit being 85m<sup>2</sup> and the 2nd Unit being 70m<sup>2</sup>

The total price of 350,000 euro includes the works contract needed for Golden Visa eligibility.

Both properties come with a guaranteed yield of 5% for 3 years. The yield is based on the total price of 350,000 and is NET of any condominium costs and utility fees.

The renovations are almost complete and both properties are within 50 metres of each other. Each unit benefits from having entrances on both the front and the back of the building.

One of the units is a duplex complete with a bathroom and kitchen. Ideal for an office or shop

The other unit features 2 bathrooms and holds ample space for a warehouse, shop or co-working space.

Both are located on the ground floor of a very large building of habitational apartments.

### **Distances to local points of interest**

: Bela Vista Metro station is just 450 metres or a 7-minute walk away

: Bela Vista Shopping centre is just 850 metres or a 12-minute walk

: Lisbon Airport is just 4.5km or a 10-minute drive

Find our other [properties located around Lisbon](#) and [developments in Marvila](#).

[Read our guide on things to do and places to see around Lisbon.](#)

**Please contact Portugal Homes today for more information on this two-property Golden Visa Package!**

## Gallery



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## Additional Details

### Attributes

<b>Status</b> Available	<b>Reception Rooms</b> 2	<b>Internal Area</b> 85m2 + 70m2
<b>Floors</b> 2		

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