

Property Aimed at investors, with a fraction composed of 2 independent apartments (T2 + T4), in the Odivelas area.



| Reference Id | Area Build | Land Size | Price | Bedrooms | Bathrooms |
|--------------|------------|-----------|----------|----------|-----------|
| R-546 | 182 M² | 182 M² | €375,000 | 6 | 4 |

Property Aimed at investors, with a fraction composed of 2 independent apartments (T2 + T4), in the Odivelas area.

The city of Odivelas is located about 20 minutes from the center of Lisbon and just over 10 minutes from the airport.

These apartments are part of the same fraction, being completely refurbished and ready to move in.

They are composed and have been remodeled as follows:

- T2 consists of 2x Bedrooms, 1x Living room with awning, 1x Kitchen and 1x WC. This apartment has undergone several renovations and improvements, such as: Complete remodeling of the kitchen; Installation of floating floors in both bedrooms; Replacement of the marquee window frames; Complete painting with treatment and modernization of all the wood in the house (cupboards, doors, entrance false ceiling, blind box, etc.). This T2 has a dimension of 70m2.

- T4 comprises 3x Bedrooms + 1x Suite, 1x Living Room, 1x Kitchen, 2x WC's and 1x pantry/engine room. This apartment underwent a much superior refurbishment, both in terms of materials and scope. In this apartment, a false ceiling was installed throughout the entire area of the it, installation of a new electrical circuit, installation of new plumbing, complete painting with treatment of the walls, completely remodeled kitchen, reconstruction and improvements made to 2x WC's, installation of new window frames with double glazing tilting pvc and its decoration and aesthetics were designed and executed by professional decorators. This T4 has a dimension of 112m2 and is fully furnished, with all the furniture and appliances included in

this opportunity.

Both apartments have remained rented since the end of the renovations. As an investor, for maximum optimization of your investment, you have the opportunity to rent 8 bedrooms individually (maximum profitability) or, alternatively, rent the apartments as a whole for simpler property management.

At the request of interested parties, I can share a profitability simulation for different scenarios for renting the property. Depending on the rental scenario, the profitability of this property is between €2,450/Month and €3,900/Month, resulting in a return between 7.5%/Year and 12%/Year, for an investment of €399,000.00 €.

Excellent investment opportunity, with good prospects of great financial return.