



## São Gonçalo de Lagos - Apartment



 2  
Bedrooms

 2  
Bathrooms

 114,6  
Area (m<sup>2</sup>)

**370 000 €**  
(EUR €)



### Modern and profitable apartment near D. Ana beach in Lagos

Unique, modern and profitable: this property represents an excellent investment opportunity with above-average profitability. Two-bedroom apartment near D. Ana beach and the center of Lagos, fully renovated, divided into two independent 1 bed units and operating as a holiday rental - with a Local Accommodation (AL) license and excellent average reviews on the Airbnb platform.

By buying this property, you can have two sources of income simultaneously, maximizing the potential profit. If you are looking for a place to live, you can live in one unit and rent the other, helping to amortize the acquisition cost. In both situations, if you want a real estate investment with a high return, this is an opportunity not to be missed.



**Pedro Neves**

+351 914 218 727 <sup>2</sup> · +351 282 106 989 <sup>1</sup>

pedro.neves@mikasainvest.pt

T +351 282 106 989 <sup>1</sup> · T +351 935 632 925 <sup>2</sup> · E info@mikasainvest.pt

Rua Vitor Costa e Silva, lote 30B, Loja E  
AMI 21077

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



With a total area of 92sqm, the property has two bedrooms, two kitchens/living rooms and two full bathrooms. There is also a common laundry area at the entrance of the fraction. The property is sold fully furnished and equipped, ready to move in or monetize immediately, being a turnkey investment.

The apartment has double glazing and air conditioning units in the bedrooms and living rooms/kitchens, so it is easy to maintain a comfortable temperature inside all year round.

Located in a residential area a short walk (only 500 meters) from the beautiful D. Ana beach. The historic centre of Lagos is less than 1 km away, allowing you to live or holiday without the need for a car in your day-to-day life. In short, this is a golden opportunity to invest in a consolidated and prestigious tourist destination in the Algarve region, and in a property with an above-average yield.

## Property Features

- TV
- Equipped kitchen
- Kitchen: Hob, Oven, Microwave, Dishwasher, Exhaust, Combined
- Furnished
- Double glazing
- Thermal acoustic window frames
- Solar orientation: East
- Rental licence
- Air conditioning
- Thermoaccumulator
- Proximity: Beach, Shopping, Restaurants, City, Public Transport, Schools
- Built year: 1992
- Quiet Location
- Energetic certification: C
- Renovation year: 2022



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